



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 10100 – 10142 York Road which is presently zoned BR-IM, ML-IM

Deed References: 44360-356 16000513010 Digit Tax Account # _____

Property Owner(s) Printed Name(s) Industry Lane Associates LLP

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. X a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
SEE ATTACHED SHEET

3. X a Variance from Section(s)
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of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

SEE ATTACHED SHEET
Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

SEE ATTACHED SHEET
Name #1 – Type or Print _____ Name #2 – Type or Print _____
Signature #1 _____ Signature #2 _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

David H. Karceski, Esquire
Name- Type or Print _____
Signature Venable LLP _____
210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address _____ City _____ State _____
21204 / 410-494-6285 / dhkarceski@venable.com
Zip Code Telephone # Email Address

Representative to be contacted:

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CASE NUMBER 2023-0081-XA Filing Date April 23 Do Not Schedule Dates: _____ Reviewer G.H.

10100 – 10142 YORK ROAD

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

1. Petition for Special Exception to permit a full service car wash, pursuant to Sections 233.3 and 253.2.D.4 of the Baltimore County Zoning Regulations (“B.C.Z.R.”).

10100 – 10142 YORK ROAD

ATTACHMENT TO PETITION FOR VARIANCE

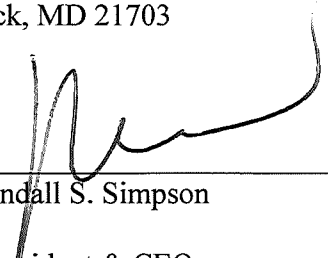
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2. Petition for Variance from B.C.Z.R. Section 419.4.B.3 to allow a landscape transition area width in the front yard to be a minimum of 0 feet abutting non-residentially zoned land in lieu of the required 6 feet.
3. Petition for Variance from B.C.Z.R. Section 450.4.Table of Sign Regulations (5)(a) to allow a total of 8 wall-mounted enterprise signs on a single tenant commercial building (Sign Nos. 1 - 8) with a maximum of 3 signs on any single façade in lieu of the permitted 3 signs with no more than 2 signs on any single façade.
4. Petition for Variance from B.C.Z.R. Section 450.4.Table of Sign Regulations (5)(b) to allow a total of 7 freestanding enterprise signs with sign areas/faces of 75 square feet (Sign No. 9), 27 square feet (Sign Nos. 14A-14B), and 8 square feet (Sign Nos. 11, 12, 13, 20) in lieu of the one freestanding enterprise sign permitted with a sign area/face of 75 square feet.
5. Petition for Variance B.C.Z.R. Section 450.5.B.4.a to allow a freestanding sign to be installed as close as 12 feet to another freestanding sign in the same premises having as area larger than 8 square feet (between Sign Nos. 14A and 14B) in lieu of the required 100 foot distance.

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**ATTACHMENTS TO PETITIONS FOR SPECIAL EXCEPTION
AND FOR VARIANCE**

Contract Lessee:

WLR Holding Company, Inc.
1313 Orchard Way
Frederick, MD 21703

By: 

Randall S. Simpson

Title: President & CEO

Phone No.: (301) 668-1440

10100 – 10142 YORK ROAD

**ATTACHMENTS TO PETITIONS FOR SPECIAL EXCEPTION
AND FOR VARIANCE**

Property Owner:

Industry Lane Associates LLLP
2800 Quarry Lake Drive
Suite 340
Baltimore, MD 21209

By: *Beverly Dobrochowski*
Beverly Dobrochowski, Vice President of Industry Lane GP, Inc., the general
partner of Industry Lane Associates LLLP

Phone No.: 410-308-0700

SPECIAL EXCEPTION AREA DESCRIPTION
AUTOSPA, YORK ROAD

BEING PART OF THE PROPERTY OF INDUSTRY LANE ASSOCIATES LLLP, A MARYLAND LIMITED LIABILITY LIMITED PARTNERSHIP, BY DEED DATED DECEMBER 31, 2020, AS RECORDED IN LIBER 44360 FOLIO 356, ALSO BEING PART OF CHURCH LANE SQUARE SHOPPING CENTER, AS RECORDED IN PLAT BOOK O.T.G. 35 FOLIO 22, ALL AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NEAR THE SOUTHWEST CORNER OF INDUSTRY LANE AND YORK ROAD (MD RTE. 45), FOLLOWING A LINE RUNNING SOUTHEAST ALONG YORK ROAD (MD RTE. 45) ON THE SOUTHERN PROPERTY LINE OF CHURCH LANE SHOPPING CENTER (PLAT BOOK O.T.G. 35 FOLIO 22) RUNNING THENCE;

1. SOUTH 18° 56' 49" EAST, 252.42 FEET, THENCE DEPARTING SAID DIVISION LINE, AND WITH A LINE THROUGH SAID CHURCH LANE SQUARE SHOPPING CENTER, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES;
2. SOUTH 18° 56' 49" EAST, 34.49 FEET, THENCE;
3. SOUTH 71° 16' 44" WEST, 171.01 FEET, THENCE;
4. SOUTH 18° 42' 58" EAST, 128.84 FEET, THENCE;
5. SOUTH 00° 00' 17" EAST, 6.19 FEET, THENCE;
6. SOUTH 89° 59' 43" WEST, 7.70 FEET, THENCE;
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15. SOUTH 18° 37' 57" EAST, 60.36 FEET, THENCE;
16. NORTH 71° 17' 02" EAST, 18.00 FEET, THENCE;
17. SOUTH 18° 42' 58" EAST, 36.00 FEET, THENCE;
18. NORTH 71° 17' 02" EAST, 152.87 FEET TO THE POINT OF BEGINNING

CONTAINING 61,329 SQUARE FEET OR 1.41 ACRES.



2023-0081-XA

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID

For Newspaper Advertising:

Case Number: 2023-0081-XA
Property Address: 10100 - 10142 York Road
Legal Owners (Petitioners): Indusky Lane Associates, LLP
Contract Purchaser/Lessee: WLR Holding Company, INC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Venable LLP
Address: David H. Karceski
210 West Pennsylvania Avenue Suite 500
Towson MD 21204
Telephone Number: 410 494 6285

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.



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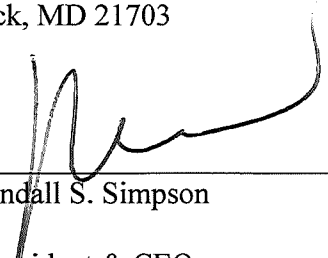
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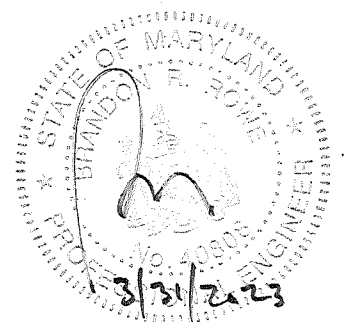
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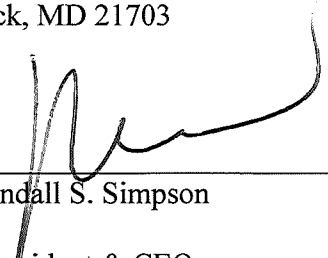
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ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID

For Newspaper Advertising:

Case Number: 2023-0081-XA
Property Address: 10100 - 10142 York Road
Legal Owners (Petitioners): Indusky Lane Associates, LLP
Contract Purchaser/Lessee: WLR Holding Company, INC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Venable LLP
Address: David H. Karceski
210 West Pennsylvania Avenue Suite 500
Towson MD 21204
Telephone Number: 410 494 6285

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: April 25, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
EPC for KAD

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0070-SPH

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW&T Response:

The proposed 30' x 60' utility shed is located in a tidal Zone AE special hazard area per FEMA FIRM 2400100465F dated 9/26/08. The proposed utility shed is 1800 square feet. Baltimore County Building Code dated 2015 Part 124.3 (3) prohibits accessory structures greater than 900 square feet. The Administrative Variance must be denied unless the structure size is reduced.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
EPL for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0076-A

DATE: April 25, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Prior to building permit application, the petitioner shall contact the Office of DPW&T, to determine the Flood Protection Elevation so that the floor elevation can be set

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: April 25, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0071-A, 0073-A, 0074-A, 0077-A & 0078-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

* * * * *

VKD: cen
cc: file

Real Property Data Search ()
 Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 1600005130

Owner Information

| | | | |
|------------------|---|----------------------|---------------|
| Owner Name: | INDUSTRY LANE ASSOCIATES LLP | Use: | COMMERCIAL |
| | | Principal Residence: | NO |
| Mailing Address: | C/O INDUSTRY ASSOCIATES LLP 2800 QUARRY LAKE DR STE 340 BALTIMORE MD 21209- | Deed Reference: | /44360/ 00356 |

Location & Structure Information

| | | | |
|-------------------|--|--------------------|---|
| Premises Address: | 10116 YORK RD COCKEYSVILLE 21030-3306 | Legal Description: | 4 AC 10116 YORK RD CHURCH LANE SQUARE |
|-------------------|--|--------------------|---|

| | | | | | | | | | |
|------------|-------|---------|---------------|--------------|----------|--------|------|------------------|----------------------|
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
| 0051 | 0011 | 0201 | 20000.04 | 0000 | | | | 2023 | 0035/ 0022 |
| Town: None | | | | | | | | | Plat Ref: 0035/ 0022 |

| | | | | |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
| 1974 | 54,700 SF | | 4.0600 AC | 21 |

| | |
|---------------------------------|--|
| StoriesBasementType | ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements |
| SHOPPING CENTER / NEIGHBORHOOD/ | C3 |

Value Information

| | Base Value | Value | | |
|--------------------|------------|------------|----------------------|------------|
| | | As of | Phase-in Assessments | |
| | | As of | As of | As of |
| Land: | 3,045,000 | 01/01/2023 | 07/01/2022 | 07/01/2023 |
| Improvements | 3,784,400 | | | |
| Total: | 6,829,400 | 8,294,700 | 6,829,400 | 7,317,833 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

| | | |
|---|----------------------|--------------------|
| Seller: THE A BERMAN FAMILY LLC | Date: 03/22/2021 | Price: \$8,760,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /44360/ 00356 | Deed2: |
| Seller: THE A BERMAN FAMILY LLC | Date: 11/13/2020 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /43628/ 00461 | Deed2: |
| Seller: BERMAN JEAN R/COOPER STEPHEN M/ | Date: 10/20/2011 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /31307/ 00347 | Deed2: |

Exemption Information

| | | | |
|-----------------------------|-------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2022 | 07/01/2023 |
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00 0.00 | 0.00 0.00 |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Real Property Data Search ()
 Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 1600005130

Owner Information

Owner Name: INDUSTRY LANE ASSOCIATES LLP Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: C/O INDUSTRY ASSOCIATES LLP Deed Reference: /44360/ 00356
 2800 QUARRY LAKE DR STE 340
 BALTIMORE MD 21209-

Location & Structure Information

Premises Address: 10116 YORK RD Legal Description: 4 AC
 COCKEYSVILLE 21030-3306 10116 YORK RD
 CHURCH LANE SQUARE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0051 0011 0201 20000.04 0000 2023 Plat Ref: 0035/ 0022

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1974 54,700 SF 4.0600 AC 21

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
 SHOPPING CENTER / NEIGHBORHOOD/ C3

Value Information

| | Base Value | Value | | |
|--------------------|------------------|------------------|----------------------|------------------|
| | | As of | Phase-in Assessments | |
| | | 01/01/2023 | As of | As of |
| Land: | 3,045,000 | 3,045,000 | 07/01/2022 | 07/01/2023 |
| Improvements | 3,784,400 | 5,249,700 | | |
| Total: | 6,829,400 | 8,294,700 | 6,829,400 | 7,317,833 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

Seller: THE A BERMAN FAMILY LLC Date: 03/22/2021 Price: \$8,760,000
 Type: ARMS LENGTH IMPROVED Deed1: /44360/ 00356 Deed2:
 Seller: THE A BERMAN FAMILY LLC Date: 11/13/2020 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /43628/ 00461 Deed2:
 Seller: BERMAN JEAN R/COOPER STEPHEN M/ Date: 10/20/2011 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /31307/ 00347 Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2022 07/01/2023
 County: 000 0.00
 State: 000 0.00
 Municipal: 000 0.00|0.00 0.00|0.00

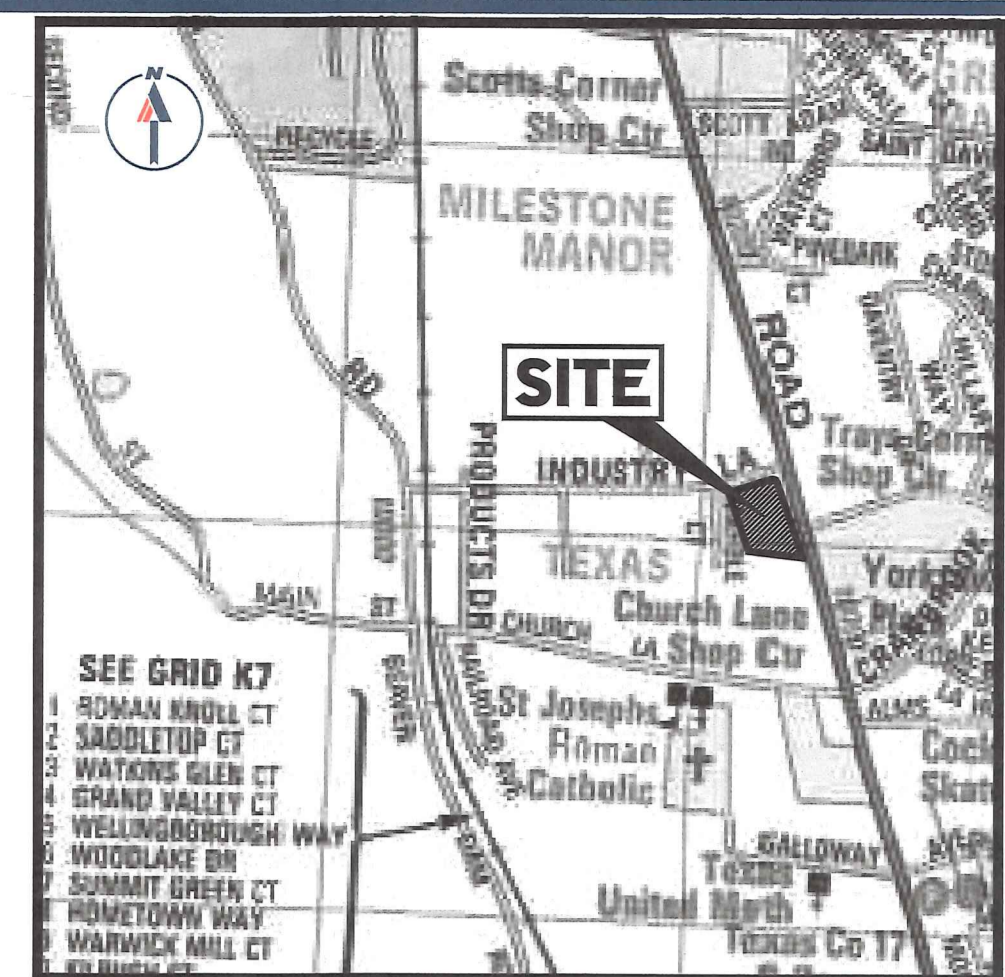
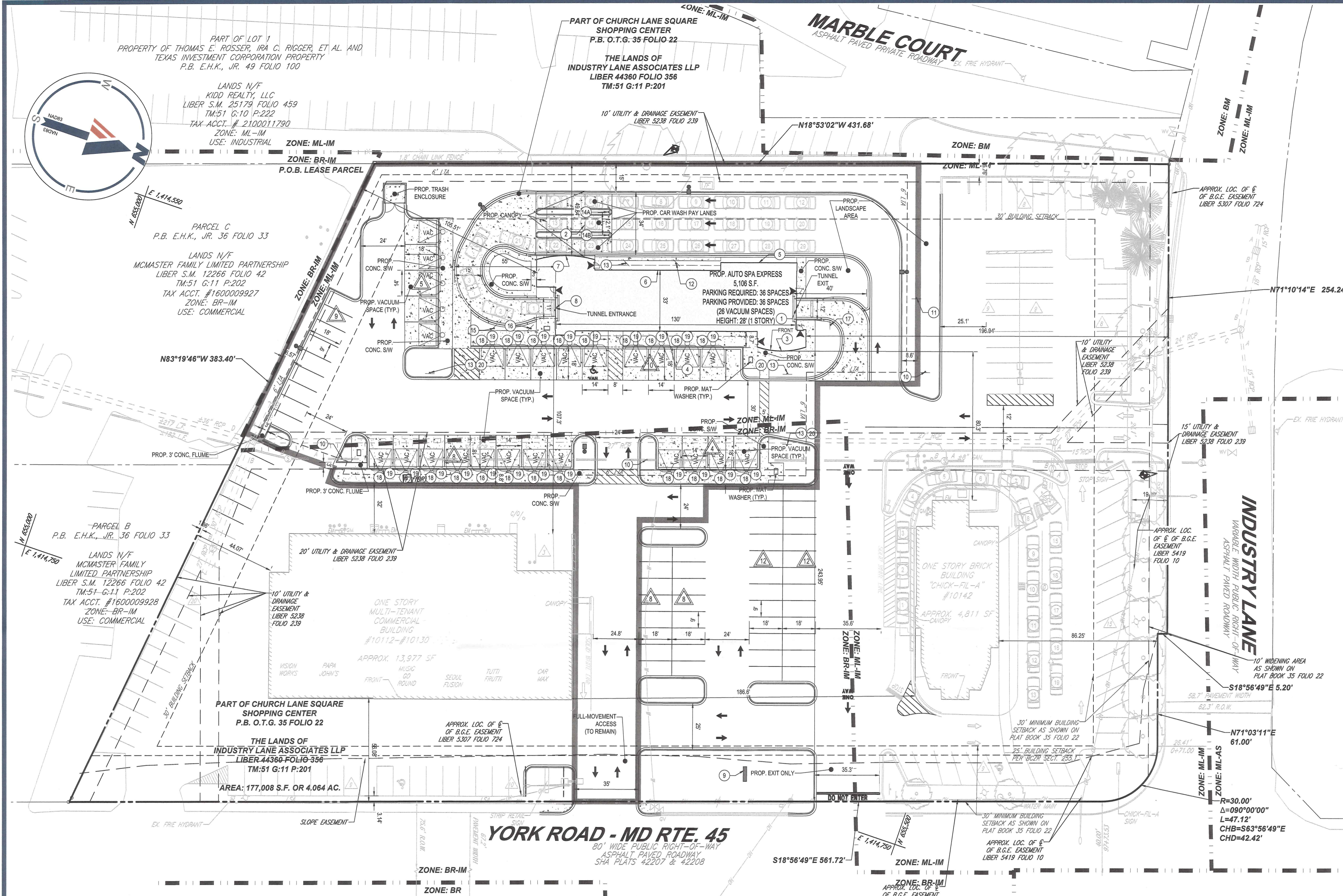
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



VICINITY MAP
 COPYRIGHT ADD THE MAP PEOPLE
 PERMIT USE NO. 20602153-6
 SCALE: 1" = 1,000'

GENERAL NOTES

- PROPERTY INFORMATION: 10116 YORK ROAD, COCKEYSVILLE, MD 21030
 A. TOTAL SITE AREA: 177,008 S.F. OR 4.064 ACRES
 B. ELECTION DISTRICT: 8
 C. COUNCILMANIC DISTRICT: 4084
 D. CENSUS TRACT: 51
 E. TAX MAP: 231
 F. PARCEL: 1600005130
 G. H.TAX ACCOUNT NO.:
- ZONING: ML-IM (MANUFACTURING, LIGHT - INDUSTRIAL MAJOR)
 BR-IM (BUSINESS ROADSIDE - INDUSTRIAL MAJOR)
- ZONING MAP REFERENCE: 051C2
- FLOOR AREA RATIO: ML-IM ZONE: 2.0 MAX (0.917 SF / 102,366 SF) = 0.10
 BR-IM ZONE: 2.0 MAX (13,977 SF / 74,425 SF) = 0.19
- EXISTING LAND USE: HOTEL, STANDARD RESTAURANT, MULTI-TENANT COMMERCIAL BUILDING
 PROPOSED LAND USE: FULL-SERVICE CAR WASH (TO REPLACE HOTEL)
- BUILDING SETBACKS (AUTO SPA EXPRESS BUILDING):

| REQUIRED (ML-IM) | REQUIRED (BR-IM) | PROVIDED |
|---------------------------------|------------------|----------|
| FRONT (EAST/YORK ROAD): 30' | 50' | 243.95' |
| SIDE (SOUTH): 30' | 30' | 105.51' |
| REAR (WEST): 30' | 30' | 49.84' |
| SIDE (NORTH/INDUSTRY LANE): 30' | 30' | 196.94' |
- LANDSCAPE TRANSITION AREA (LTA) (AUTO SPA EXPRESS BUILDING):

| REQUIRED | PROVIDED |
|--------------------------------|----------|
| FRONT (EAST/YORK ROAD): 6' | 0' |
| SIDE (SOUTH): 6' | 6.57' |
| REAR (WEST): 6' | 6.78' |
| SIDE (NORTH/INDUSTRY LANE): 6' | 6.6' |
- LANDSCAPE TRANSITION AREA (LTA) (IN ACCORDANCE WITH THE SETBACKS LISTED ABOVE) IS TO BE PLANTED AND SCREENED IN ACCORDANCE WITH THE LANDSCAPE MANUAL REQUIREMENTS FOR AUTOMOTIVE USES.
- HEIGHT REQUIREMENTS: NOT TO EXCEED 40' OR THREE STORES IF THE ANY PART OF SAID BUILDING IS WITHIN 100 FEET OF THE BOUNDARY LINE OF A RESIDENCE OR BUSINESS ZONE.
 PROPOSED BUILDING HEIGHT: 28' 4"
- PER B.C.Z.R. SECTION 419.2, THE MANUFACTURER'S RATED HOURLY PRODUCTION CAPACITY (MAXIMUM NUMBER OF VEHICLES THAT CAN BE WASHED IN ONE (1) HOUR THROUGH THE CAR WASH) IS 190 VEHICLES.
- PER B.C.Z.R. SECTION 419.4.2, THE TUNNEL EXIT OF THIS FULL-SERVICE CAR WASH IS SET BACK AT LEAST 50 FEET FROM THE NEAREST EXIT DRIVE.
- THIS SITE WILL BE SERVICED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND AND UNINCORPORATED AREAS, PLAT 325 OF 580", MAP NUMBER 240100225F, WITH A MAP REVISION DATE OF SEPTEMBER 26, 2008.
- THIS SITE IS NOT LOCATED IN FAILED BASIC SERVICE AREAS.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- SCREENING FACILITIES AND WATER SHALL BE PROVIDED FOR CUSTOMERS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450. VARIANCES ARE BEING REQUESTED FOR SIGNAGE WITH THIS PLAN.
- THIS SITE IS NOT LOCATED IN THE CHEESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
- STACKING SPACES (PER B.C.Z.R. SECTION 419.3):
 CAR WASH: 19 SPACES PER FULL-SERVICE CAR WASH TUNNEL
 SPACES PROVIDED: 29 SPACES

PARKING TABULATION CHART

| USE | BUSINESS | REQUIREMENT | PARKING RATE | PARKING SPACES REQUIRED |
|--|------------------|--|--|-------------------------|
| CAR WASH | AUTO SPA EXPRESS | 1 SPACE PER VACUUM UNIT + 6 SPACES PER CAR WASH TUNNEL + 4 ADDITIONAL SPACES | (1 SPACE X 26 VACUUM UNITS) + (6 SPACES X 1 CAR WASH TUNNEL) + 4 SPACES (26 + 6 + 4) = 36 SPACES | 36.00 SPACES |
| RESTAURANT | CHICK-FILA | 16 SPACES PER 1,000 SF OF GFA | (4,811 SF / 1,000 SF) * 16 SPACES | 76.98 SPACES |
| RESTAURANT | SEoul FUSION | 5 SPACES PER 1,000 SF | (2,100 SF / 1,000 SF) * 5 SPACES | 33.80 SPACES |
| RESTAURANT - CARRY OUT | PAPA JOHN'S | 5 SPACES PER 1,000 SF | (1,758 / 1,000 SF) * 5 SPACES | 8.79 SPACES |
| RESTAURANT - CARRY OUT | TUTTI-FRUTTI | 5 SPACES PER 1,000 SF | (1,979 / 1,000 SF) * 5 SPACES | 9.90 SPACES |
| RETAIL - GENERAL | CAR MAX | 5 SPACES PER 1,000 SF OF GFA | (1,940 SF / 1,000 SF) * 5 SPACES | 9.70 SPACES |
| RETAIL - GENERAL | MUSIC GO ROUND | 5 SPACES PER 1,000 SF OF GFA | (3,600 SF / 1,000 SF) * 5 SPACES | 18.00 SPACES |
| RETAIL - GENERAL | VISION WORKS | 5 SPACES PER 1,000 SF OF GFA | (2,800 SF / 1,000 SF) * 5 SPACES | 13.00 SPACES |
| TOTAL PARKING REQUIRED (PER LATEST B.C.Z.R. REGULATIONS) | | | | 206 SPACES |
| TOTAL PARKING PROVIDED | | | | 176 SPACES |

DEVELOPER/APPLICANT
 WLR INVESTMENT GROUP
 1313 ORCHARD WAY
 FREDERICK, MD 21703
 ATTN: CHAD BOHN
 PHONE: 301-668-0221
 EMAIL: CBOHN@WLRINVESTMENTGROUP.COM

OWNER
 INDUSTRY LANE ASSOCIATES LLP
 C/O INDUSTRY ASSOCIATES LLP
 2800 QUARRY LAKE DR STE 340
 BALTIMORE, MD 21209

REFERENCE NOTES
 1. THIS PLAN WAS PREPARED BASED ON AN ALTNANSPS LAND TITLE SURVEY ENTITLED "ALTNANSPS LAND TITLE SURVEY, AUTO SPA, #11218F042 YORK ROAD - MD RTE. 45, 8TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND" DATED 07/08/22 AND BALTIMORE COUNTY GIS.

BENCHMARKS
 ELEVATIONS ARE BASED ON NAVD83 DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE BALTIMORE COUNTY SURVEY CONTROL STATION MONUMENTS BM 883 WITH A PUBLISHED ELEVATION OF 352.90 FEET AND BM 894 WITH A PUBLISHED ELEVATION OF 371.71 FEET.

LEGEND
 PROPERTY LINE
 ADJACENT PROPERTY LINE
 PROP. SPECIAL EXCEPTION AREA
 ZONING LINE
 SETBACK LINE
 EASEMENT LINE
 CONC. CURB AND GUTTER
 CONC. PAVEMENT

SECTION 419.4 - DESIGN STANDARDS

- SECTION 419.4 - LOCATION, SETBACK, AND GENERAL DESIGN STANDARDS
- ROLL-OVER CAR AND FULL-SERVICE CAR WASH BUILDINGS SHALL BE SET BACK AT LEAST 50 FEET FROM THE LOT LINE OF ANY RESIDENTIALLY ZONED PROPERTY. EXCEPT FOR THE LANDSCAPE BUFFERS, NO PART OF A SELF-SERVICE CAR WASH SHALL BE WITHIN 100 FEET OF A RESIDENTIALLY ZONED PROPERTY. THIS SITE DOES NOT ABUT ANY RESIDENTIALLY ZONED PROPERTY.
 - THE TUNNEL EXIT OF CAR WASH FACILITIES SHALL BE SET BACK AT LEAST 50 FEET FROM THE NEAREST EXIT DRIVE. 210' IS PROVIDED FROM THE PROPERTY LINE AT THE EXIT DRIVE.
 - GENERAL DESIGN:
 - NO TUNNEL ENTRANCE OR EXIT OF A CAR WASH OPERATION SHALL FACE AN ADJACENT RESIDENTIALLY ZONED PROPERTY NOT INCLUDING THOSE ACROSS A STREET. THE ENTRANCE OF THE TUNNEL FACES ML-IM AND ML AS ZONED PROPERTY.
 - THE REAR SIDES OF BUILDINGS FACING RESIDENTIALLY ZONED PROPERTIES SHALL BE FINISHED WITH MATERIALS THAT IN TEXTURE AND COLOR RESEMBLE THE FRONT OF THE BUILDING. THE TYPE OF FACADE TREATMENT SHALL BE INDICATED ON THE SITE PLAN AND SHALL BE SUBJECT TO REVIEW BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING, WHO SHALL PROVIDE WRITTEN COMMENTS TO THE APPROVAL AUTHORITY. THE FACADE MATERIALS COMPRISE OF PREFINISHED METAL PANELS, ALUMINUM FLAT STOCK, CORRUGATED METAL PANEL, MCM PANEL, GLAZING, AND STONE VENEER. REFER TO THE BUILDING ELEVATIONS FOR ADDITIONAL DETAIL.
 - EXCEPT FOR THE REQUIRED ACCESS DRIVES, A LANDSCAPED TRANSITION AREA SHALL BE PROVIDED ALONG THE PERIMETER OF ALL CAR WASH OPERATIONS. SUCH AREA SHALL HAVE A MINIMUM WIDTH OF TEN FEET WHERE THE CAR WASH FRONTS A PUBLIC RIGHT-OF-WAY AND SIX FEET IN ALL SIDE AND REAR YARDS ABUTTING NONRESIDENTIALLY ZONED LAND. CAR WASH OPERATIONS LOCATED WITHIN 50 FEET OF ANY RESIDENTIALLY ZONED PROPERTY OTHER THAN A RESIDENTIAL ZONE LINE IN A PUBLIC RIGHT-OF-WAY SHALL PROVIDE A BUFFER THAT MEASURES NO LESS THAN 15 FEET FROM THAT PROPERTY LINE. LANDSCAPE TRANSITION AREAS ARE PROVIDED, REFER TO THE GENERAL NOTES FOR ADDITIONAL INFORMATION.
 - THE LANDSCAPE TRANSITION AREA SHALL BE PLANTED AND SCREENED IN ACCORDANCE WITH THE LANDSCAPE MANUAL REQUIREMENTS FOR AUTOMOTIVE USES. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL, OR THE APPROPRIATE MODIFICATION OF STANDARDS WILL BE REQUESTED.
 - TO INCREASE COMPATIBILITY WITH SURROUNDING BUILDINGS OR TO ENHANCE THE ATTRACTIVENESS OF THE SITE, THE ZONING COMMISSIONER MAY REQUIRE CHANGES IN BUILDING OR SITE PLAN DESIGN OR HOURS OF OPERATION FOR CAR WASHES FOR WHICH A SPECIAL EXCEPTION IS REQUIRED. REFER TO SECTION PLAN, SIGNAGE, AND BUILDING ELEVATIONS.

ZONING HISTORY

- CASE NO. R-1947-0888: PETITION THAT THE ZONING STATUS OF THE PROPERTY BE RECLASSIFIED FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE. GRANTED APRIL 22, 2017.
- CASE NO. R-1950-1603: PETITION THAT THE ZONING STATUS OF THE PROPERTY BE RECLASSIFIED FROM AN "A" RESIDENCE ZONE TO AN "F" LIGHT-INDUSTRIAL ZONE. GRANTED SEPTEMBER 8, 1950.
- CASE NO. 1951-1937-X: PETITION FOR A TEMPORARY USE PERMIT TO PERMIT THE USE OF THE PROPERTY DESCRIBED THEREIN FOR THE ERECTION OF ONE ADVERTISING STRUCTURE AND IT APPEARING THAT BY REASON OF LOCATION, BEING IN A COMMERCIAL ZONE, THE GRANTING OF WHICH WILL NOT BE DETRIMENTAL TO THE GENERAL WELFARE OF THE COMMUNITY. GRANTED MARCH 30, 1951.
- CASE NO. 1954-3281-X: PETITION FOR SPECIAL PERMIT TO USE THE LAND AND IMPROVEMENTS NOW OR TO BE ERECTED THEREON HERINAFTER DESCRIBED FOR ERECTION OF AN ADVERTISING SIGN AND DIRECTORY OF OCCUPANTS. GRANTED DECEMBER 8, 1954.
- CASE NO. 1955-3458-X: PETITION FOR SPECIAL PERMIT TO USE THE LAND AND IMPROVEMENTS NOW OR TO BE ERECTED THEREON HERINAFTER DESCRIBED FOR THE ERECTION OF TWO (2) 12' X 28' ILLUMINATED POSTER PANELS ON THE WEST SIDE OF YORK ROAD, APPROXIMATELY 850' NORTH OF TEXAS LANE OR CHURCH LANE. GRANTED APRIL 29, 1955.
- CASE NO. 1981-2526-A: PETITION FOR A VARIANCE TO SECTION 238.2 OF THE REGULATIONS - SIDE YARD - TO PERMIT A SIDE YARD OF 1' FOOT INSTEAD OF THE REQUIRED 30 FEET. GRANTED MAY 11TH, 1981.
- CASE NO. 1973-0009-X: PETITION REQUEST FOR A SPECIAL EXCEPTION FOR A USED MOTOR VEHICLE OUTDOOR SALES AREA ON PROPERTY LOCATED ON THE WEST SIDE OF YORK ROAD, 458 FEET NORTH OF TEXAS LANE. GRANTED SEPTEMBER 10TH, 1972.
- CASE NO. 1979-0006-X: PETITION REQUEST FOR A SPECIAL EXCEPTION FOR A GARAGE SERVICE IN A MANUFACTURING, LIGHT ZONE. LOCATED ON THE WEST SIDE OF YORK ROAD, 458 FEET NORTH OF TEXAS LANE.
- CASE NO. 1973-0010-A: PETITION REQUEST FOR VARIANCE TO PERMIT A ZERO FOOT SIDE YARD SETBACK INSTEAD OF THE REQUIRED 30 FEET AND TO PERMIT A ZERO FOOT FRONT YARD SETBACK INSTEAD OF THE REQUIRED 25 FEET, ON A PARCEL OF GROUND LOCATED ON THE WEST SIDE OF YORK ROAD, 827 FEET NORTH OF TEXAS LANE.
- CASE NO. 2012-0123-A: PETITION FOR VARIANCE TO SECTION 409.4 TO PERMIT 228 OFF STREET PARKING SPACES IN LIEU OF THE REQUIRED 290 PARKING SPACES. AND SECTION 409.10 B TO ALLOW DRIVE-THROUGH LANES TO CROSS PEDESTRIAN ACCESS FROM OFF-STREET PARKING SPACES TO THE BUILDING. GRANTED FEBRUARY 1, 2012.

COMMERCIAL PERMIT HISTORY

- CASE NO. 8971479: INSTALLATION OF NEW OVERHEAD SHADE CANOPIES OVER EXISTING DRIVE-THRU FOR EMPLOYEE AND VEHICLE SHADE.
- CASE NO. 8921639: INSTALLATION OF AWNINGS ON EXISTING RESTAURANT: (2) 2X5' AND (11) 2X8' FABRIC; (1) 5X11' AND (1) 3X10' METAL.
- CASE NO. 8970287: ERECTION OF (3) TEMPORARY 30X20' = 600 SF TENTS OVER DRIVE THRU AREA ONLY.
- CASE NO. 8911947: INTERIOR ALTERATIONS TO INCLUDE: DEMO AND CONSTRUCTION OF MULTIPLE STUDYDRYWALL PARTITIONS, REMOVE WALK IN COOLER, AND INSTALL WALK IN FREEZER, FINISHES AND FIXTURES PER PLANS (4220 SF).
- CASE NO. 8712922: CONSTRUCTION 1 STORY ADDITION ON REAR OF EXISTING RESTAURANT FOR USE AS STORAGE AND FREEZER 920X13.91 = 279 SF). REMOVE AND REPLACE CANOPY. INTERIOR ALTERATIONS TO INCLUDE: NEW PARTITIONS AND COUNTERS, FINISHES AND FIXTURES = 338 SF.
- CASE NO. 8787790: ERECT (2) MENU BOARD ORDER SIGNS AT DRIVE THRU 5.82X4.18 = 24.75 SF EACH.
- CASE NO. 8932240: CONSTRUCT NEW RESTAURANT. 67-3744'-107X15'-4" = 3822 SF. (SEE B375994 RA)
- CASE NO. 8849894: CONSTRUCT ONE-STORY ADDITION ON REAR OF EXISTING RESTAURANT FOR DRY STORAGE (NO FOOD). 107X17-170 SF. INTERIOR ALTERATIONS TO INCLUDE: DEMO AND CONSTRUCT MULTIPLE STUDYDRYWALL PARTITIONS, CEILING TILE, REMODEL KITCHEN, FIXTURES AND FINISHES.
- CASE NO. 8908998: CHANGE OF OCCUPANCY FROM MERCANTILE (GRANITE SHOWCASING BUILDING IMPROVEMENT) TO RESTAURANT. INTERIOR ALTERATIONS TO INSTALL KITCHEN EQUIPMENT (578 SF).
- CASE NO. 8930300: INSTALLATION OF (1) NON-ILLUMINATED WALL SIGN 2.86X2.5' = 57.19 SF.
- CASE NO. 8745991: CHANGE OF OCCUPANCY FROM DRY CLEANERS TO YOGURT STORE WITH SEATING FOR 31. ALTERATIONS TO INCLUDE: INSTALLATION OF DRYWALL AND METAL STUD PARTITIONS, OCCUPANT CEILING, DOORS, ADA RESTROOM, EXHAUST HOOD, KITCHEN EQUIPMENT, HVAC, AND FINISHES (1994 SF).
- CASE NO. 8989818: CHANGE OF OCCUPANCY FROM HAIR SALON TO OFFICE. INTERIOR ALTERATIONS TO INCLUDE: DEMO DRYWALL AND STUD. INSTALL DRYWALL TO CONVERT RESTROOM TO ADA ACCESSIBLE. REMOVE AND INSTALL CEILING TILE AND GRID. FIXTURES AND FINISHES (700 SF).
- CASE NO. 8787890: INSTALLATION OF (1) WALL SIGN 1.6X10.05' = 16.08 SF.
- CASE NO. 8904304: INSTALLATION OF (1) ILLUMINATED WALL SIGN 3.9X2.27' = 27.81 SF.
- CASE NO. 8914610: 4X2' = 18 SF LANDING, 1 STEP AT REAR OF BUILDING. INTERIOR ALTERATIONS TO INCLUDE: CONSTRUCT METAL STUDYDRYWALL PARTITIONS, ADA RESTROOM, HVAC, FIXTURES AND FINISHES (8102 SF).
- CASE NO. 8977906: IN-PLACE ABANDONMENT OF ONE (1) 2,000 GALLON UNDERGROUND STORAGE TANK. ESTIMATED TO BE LOCATED 3 FEET BELOW GROUND SURFACE IN PARKING LOT TO BE FILLED WITH CONCRETE SLURRY.
- CASE NO. 8722070: INTERIOR ALTERATIONS TO EXISTING RESTAURANT TO ADD FRYER AND ADD TO EXISTING EXHAUST HOOD (20 SF).
- CASE NO. 8909107: INTERIOR ALTERATIONS TO INCLUDE: DEMO AND CONSTRUCT METAL STUD AND DRYWALL PARTITIONS, CEILING AND TILE, HVAC, DOORS, COUNTERS, FIXTURES AND FINISHES (987 SF).
- CASE NO. 8432716: CONSTRUCT 4 EXTERIOR OPEN STAIRCASES. 6X5' = 25 SF EACH.

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------|---------|----------|------------|
| | | | | |

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS PREPARED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

SITE PLAN EXHIBIT

PROJECT NO.: MD212100
 DRAWN BY: L.W.
 CHECKED BY: B.R.
 DATE: 3/15/2023
 CAD I.D.: SPEC

LOCATION OF SITE
 10116 YORK ROAD - MD RTE. 45
 COCKEYSVILLE, MD 21030
 BALTIMORE COUNTY
 8TH ELECTION DISTRICT
 3RD COUNCILMANIC DISTRICT
 TM 51 GRID 11 PARCEL 201

BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 LICENSE NO. 40888, EXPIRATION DATE: 7/30/23

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE

1 OF 3

ORG. DATE - 3/15/2023

2023-0081-XA

Auto Spa Express Cockeysville, Maryland North Elevation

Total North Elevation Signage = 92.26 Sq. Ft.

Aluminum LED Sign Cabinet 7'-0" x 28 Sq. Ft.

LED Channel Letters 31.26 Sq. Ft. Total

51'-0" North Elevation

PASADENA SIGNS

Making the Sign Process Easy Since 1965.

| | | | |
|-------------|---------------------|------------|-------|
| client | Auto Spa Express | designer | Chris |
| sales exec. | Jerry Sterling | scale | ms |
| date | 21 October 2022 | revision | rev |
| file | North Elevation.pdf | prod. time | wks |

6300 Arundel Cove Ave. Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

Auto Spa Express Cockeysville, Maryland South Elevation

Total South Elevation Signage = 28 Sq. Ft.

7'-0" x 28 Sq. Ft.

51'-0" South Elevation

PASADENA SIGNS

Making the Sign Process Easy Since 1965.

| | | | |
|-------------|-------------------------------|------------|-------|
| client | Auto Spa Express Cockeysville | designer | Chris |
| sales exec. | Jerry Sterling | scale | ms |
| date | 21 October 2022 | revision | rev |
| file | South Elevation.pdf | prod. time | wks |

6300 Arundel Cove Ave. Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

Double Sided Internally Illuminated LED Pylon Sign

11'-6" x 74.86 Sq. Ft.

6'-5" x 25'-0"

PASADENA SIGNS

Making the Sign Process Easy.

| | | | |
|-------------|-----------------------------------|------------|-------|
| client | Auto Spa Express Cockeysville, Md | designer | Chris |
| sales exec. | Jerry Sterling | scale | ms |
| date | 21 October 2022 | revision | rev |
| file | Double Sided Pylon.pdf | prod. time | wks |

6300 Arundel Cove Ave. Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

SIGNAGE CHART

NOTICE SIGN (BCZR 450.4 ATTACHMENT 1, 10)

| ID | SIGNAGE | SIGN PANEL WIDTH (FT.) | SIGN PANEL HEIGHT (FT.) | SIGN PANEL AREA (S.F.) | SIGN HEIGHT (FT.) | ALLOWABLE SIGNAGE HEIGHT PER CODE (S.F.) | ALLOWABLE SIGNAGE AREA PER CODE (S.F.) |
|----|---------|------------------------|-------------------------|------------------------|-------------------|--|--|
| 13 | | 2.33 | 3.43 | 8.00 | 3.43 | N/A | 8 SF |

SIGNAGE CHART

ENTERPRISE - FREESTANDING (BCZR 450.4 ATTACHMENT 1, 5(B))

| ID | SIGNAGE | SIGN PANEL WIDTH (FT.) | SIGN PANEL HEIGHT (FT.) | SIGN PANEL AREA (S.F.) | SIGN HEIGHT (FT.) | ALLOWABLE SIGNAGE HEIGHT PER CODE (S.F.) | ALLOWABLE SIGNAGE AREA PER CODE (S.F.) |
|-----------------------------------|---------|------------------------|-------------------------|------------------------|-------------------|--|--|
| 11 | | 11.67 | 6.42 | 74.86 | 25.00 | | |
| 12 | | 2.33 | 3.43 | 8.00 | 3.43 | | |
| 13 | | 2.33 | 3.43 | 8.00 | 3.43 | | |
| 14A | | 2.33 | 3.43 | 8.00 | 3.43 | 25.00 | 75.00 |
| 14B | | 3.29 | 8.00 | 26.32 | 8.00 | | |
| 20 | | 3.29 | 8.00 | 26.32 | 8.00 | | |
| 21 | | 2.33 | 3.43 | 8.00 | 3.43 | | |
| TOTAL AREA (ALL ENTERPRISE SIGNS) | | | | | | 159.50' | TOTAL AREA ALLOWED: 75.00 |

*REQUESTING VARIANCE

Auto Spa Express Cockeysville, Maryland East Elevation

Total East Elevation Signage = 93.33 Sq. Ft.

15'-10" x 30.33 Sq. Ft.

10'-5" x 83 Sq. Ft.

148'-0" East Elevation

PASADENA SIGNS

Making the Sign Process Easy Since 1965.

| | | | |
|-------------|-------------------------------|------------|-------|
| client | Auto Spa Express Cockeysville | designer | Chris |
| sales exec. | Jerry Sterling | scale | ms |
| date | 21 October 2022 | revision | rev |
| file | East Elevation.pdf | prod. time | wks |

6300 Arundel Cove Ave. Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

Auto Spa Express Cockeysville, Maryland West Elevation

Total West Elevation Signage = 138.33 Sq. Ft.

9'-0" x 43 Sq. Ft.

15'-2" x 30.33 Sq. Ft.

10'-0" x 83 Sq. Ft.

148'-0" West Elevation

PASADENA SIGNS

Making the Sign Process Easy Since 1965.

| | | | |
|-------------|-----------------------------------|------------|-------|
| client | Auto Spa Express Cockeysville, Md | designer | Chris |
| sales exec. | Jerry Sterling | scale | ms |
| date | 21 October 2022 | revision | rev |
| file | West Elevation.pdf | prod. time | wks |

6300 Arundel Cove Ave. Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

SIGNAGE CHART

DIRECTIONAL (B.C.Z.R. 450.4 ATTACHMENT 1, 3(A))

| ID | PROPOSED SIGNAGE | WIDTH (FT.) | HEIGHT (FT.) | AREA (S.F.) | ALLOWABLE SIGNAGE AREA PER CODE (S.F.) |
|----|------------------|-------------|--------------|-------------|--|
| 10 | | 2.33 | 3.43 | 8.00 | 8.00 |
| 11 | | 2.33 | 3.43 | 8.00 | 8.00 |
| 12 | | 2.00 | 3.25 | 6.50 | 8.00 |
| 13 | | 0.46 | 0.96 | 0.44 | 8.00 |
| 14 | | 0.54 | 1.04 | 0.56 | 8.00 |
| 15 | | 4.83 | 0.75 | 3.62 | 8.00 |
| 16 | | 8.17 | 0.75 | 6.12 | 8.00 |

SIGNAGE CHART

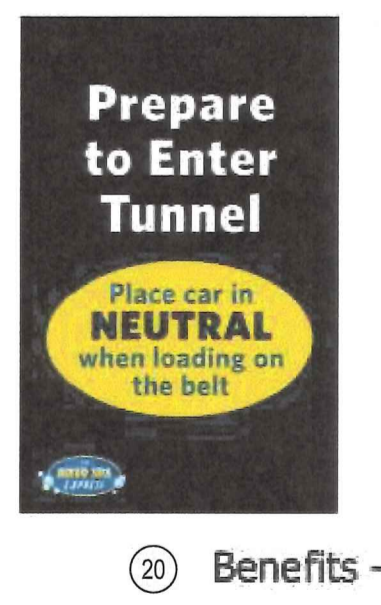
ENTERPRISE - WALL-MOUNTED (B.C.Z.R.-C.Z.R. 450.4 ATTACHMENT 1, 5(A))

| ID | PROPOSED SIGNAGE | WIDTH (FT.) | HEIGHT (FT.) | AREA (S.F.) | STORE FRONT WIDTH (L.F.) | ALLOWABLE SIGNAGE AREA PER CODE (S.F.) | |
|-------|------------------|-------------|--------------|-------------|--------------------------|--|--------|
| 1 | | 7.00 | 4.00 | 28.00 | 51.00 | 102.00 | |
| 2 | | 15.42 | 1.00 | 15.42 | 35.91 | 71.82 | |
| 3 | | 10.50 | 6.00 | 63.00 | | | |
| 4 | | 15.17 | 2.00 | 30.33 | 136.33 | 272.66 | |
| TOTAL | | | | | | 93.33 | 272.66 |
| 5 | | 8.00 | 5.00 | 40.00 | | | |
| 6 | | 15.17 | 2.00 | 30.33 | 141.58 | 283.16 | |
| 7 | | 10.50 | 6.00 | 63.00 | | | |
| TOTAL | | | | | | 138.33 | 283.16 |
| 8 | | 7.00 | 4.00 | 28.00 | 51.00 | 102.00 | |

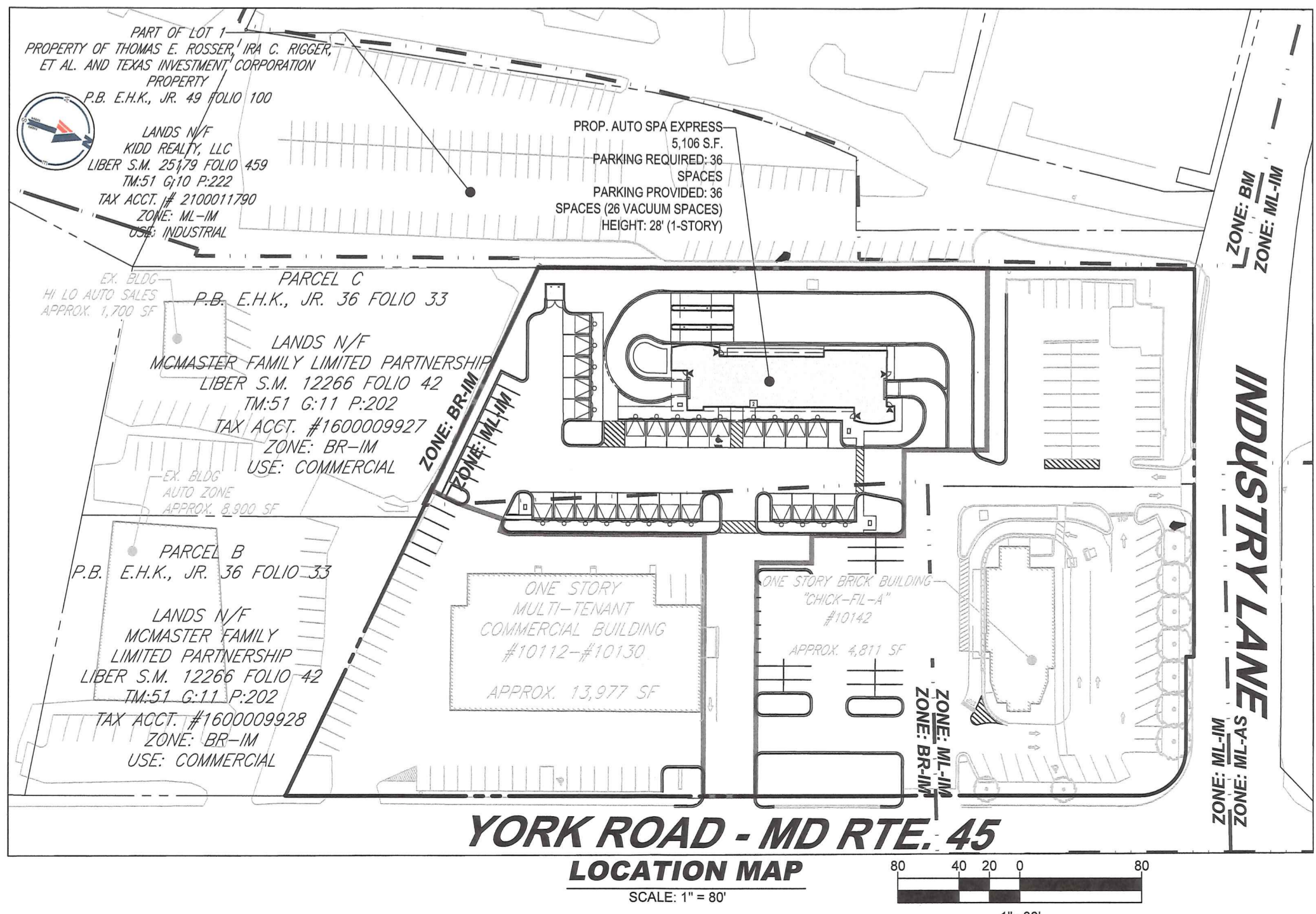
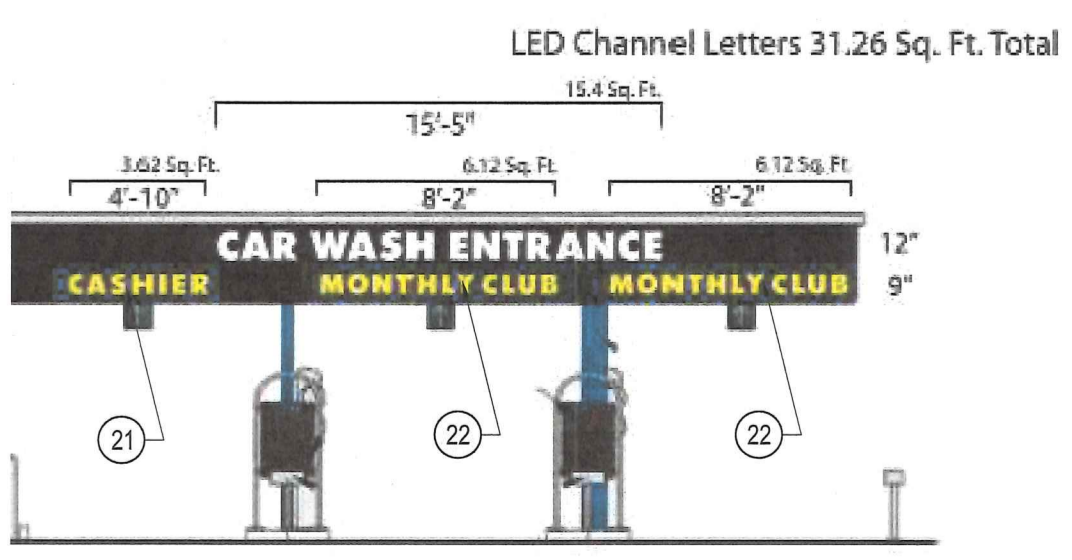
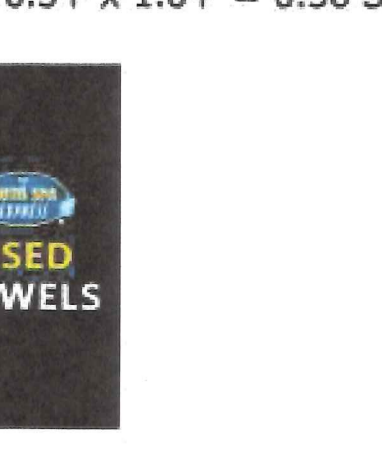
- 10 Enter Sign - 2.33' X 3.43' = 8 SF
- 11 Hours of Operation - 2.33' X 3.43' = 8 SF
- 12 Memberships - 2.33' X 3.43' = 8 SF
- 13 Wash Once A Day - 2.33' X 3.43' = 8 SF



- 14 Backlit Menu Sign - 3.29' x 8' = 26.32 SF
- 15 Responsibility - 2.33' X 3.43' = 8 SF
- 16 Prepare to Enter Tunnel - 2.33' X 3.43' = 8 SF
- 17 Free Vacuums - 2' x 3.25' = 6.5 SF



- 18 Vacuum Stations - 0.46' x 0.96' = 0.44 SF
- 19 Clean/Used Towels - 0.54' x 1.04' = 0.56 SF
- 20 Benefits - 2.33' X 3.43' = 8 SF



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
SIGNAGE DESIGN
TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------|---------|----------|------------|
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811

Know what's below. Call before you dig.

ALWAYS CALL 811

It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MD212100
DRAWN BY: LWJ
CHECKED BY: BRP
DATE: 3/15/2023
CAD I.D.: SPEC

SITE PLAN EXHIBIT

FOR

THE AUTO SPA EXPRESS

LOCATION OF SITE
10116 YORK ROAD - MD RTE. 45
COCKEYSVILLE, MD 21030
BALTIMORE COUNTY
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
TM 51 GRID 11 PARCEL 201

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE

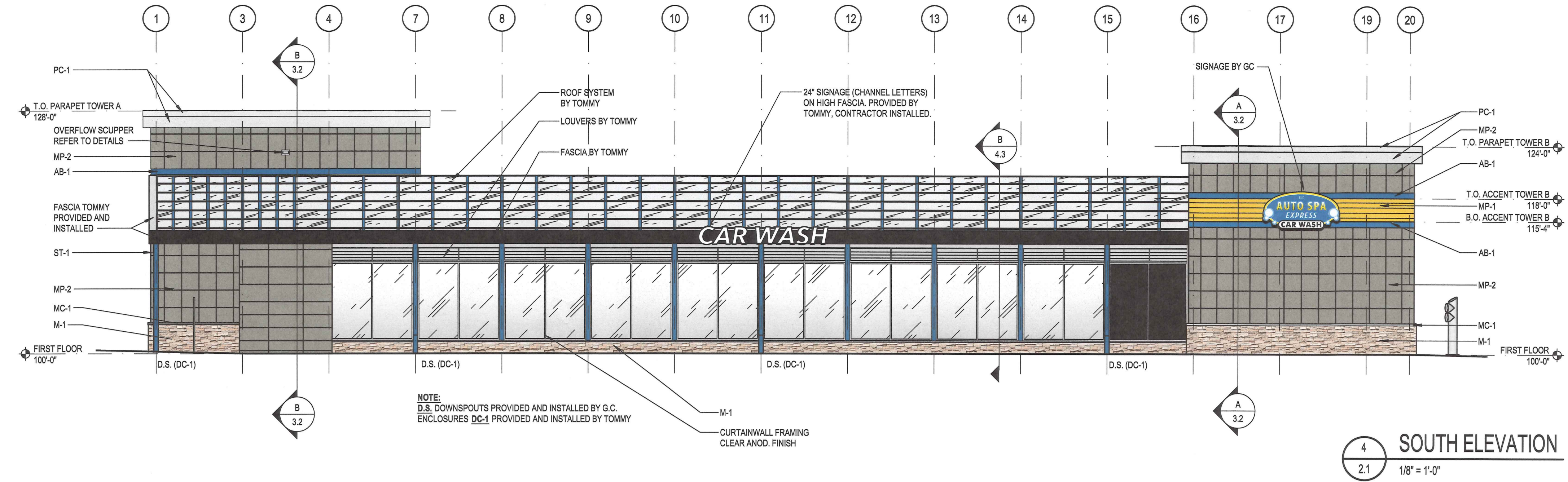
PROFESSIONAL ENGINEER
AND LICENSEE IN THE STATE OF MARYLAND
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4806, EXPIRATION DATE: 7/3/2023

SHEET TITLE:
PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE

SHEET NUMBER:
2 OF 3

EXTERIOR MATERIALS LEGEND

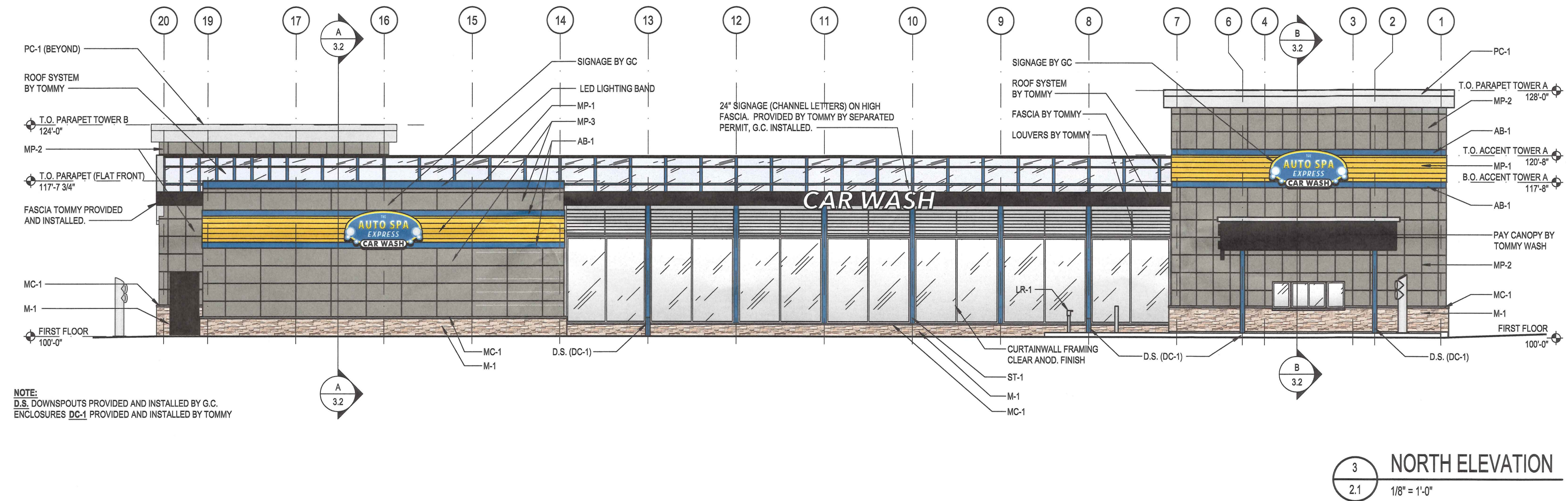
| | |
|--|-----------------------------|
| | PREFINISHED METAL PANELS |
| | PREFINISHED METAL COPING |
| | ALUM. FLAT STOCK (RAL 5010) |
| | CORRUGATED METAL PANEL |
| | MCM PANEL (BLACK) |
| | GLAZING |
| | STONE VENEER |



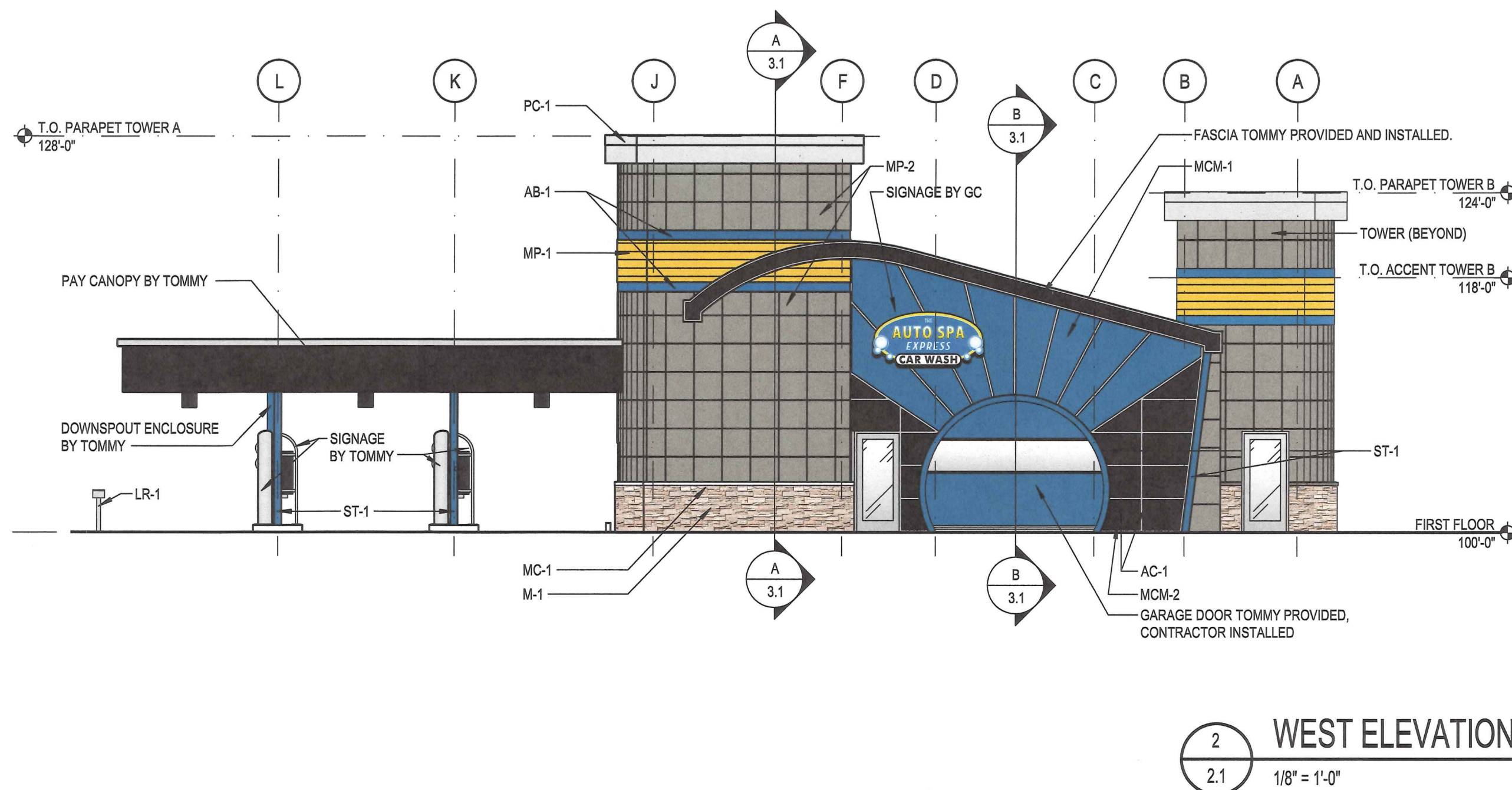
EXTERIOR MATERIALS SPECS

| TAG | MATERIAL | MFR. | DESCRIPTION | COLOR |
|-------|--------------------------------|------------|---------------------------------|------------------------|
| ST-1 | STRUCTURAL STEEL | R.B.I. | | RAL 5010 |
| MP-1 | PROFILLED ALUMINUM METAL PANEL | ATAS | ATAS 7.2 BWR360 BELVEDERE | RAL 1018 |
| MP-2 | PREFINISHED METAL PANEL | DRI-DESIGN | 30"x30" PANEL SIZE | CADET GREY |
| AB-1 | PREFIN. ALUM. ACCENT BANDING | ATAS | ATAS FLAT SHEET | RAL 5010 |
| PC-1 | PREFIN. ALUM. PARAPET CORNICE | REYNOLUX | | BRIGHT SILVER METALLIC |
| M-1 | STONE VENEER | BORAL | PRO-FIT LEDGESTONE | SOUTHWEST BLEND |
| MC-1 | PRECAST STONE SILL | ELDORADO | CHISELED EDGE WALL CAP | SMOKE |
| MP-3 | PREFINISHED METAL PANEL | NICHIHA | 18"x72" PANEL SIZE | GRAY |
| MCM-1 | PREFIN. ALUM. COMPOSITE PANELS | LAMINATORS | LAMINATORS OMEGA SERIES | RAL 5010 |
| MCM-2 | PREFIN. ALUM. COMPOSITE PANELS | CITADEL | GLAZE GUARD (SERIES F) | EBONY |
| AC-1 | PREFIN. ALUM. CLOSURE CAPS | TUBELITE | TUBELITE 200 SERIES CURTAINWALL | CLEAR ANODIZED |
| SF01 | INSULATED GLASS | | 1" INSULATED GLASS LOW-E | CLEAR |
| SF02 | | | | |
| SF03 | | | | |
| SF04 | METAL PANEL INFILL | | 1" MCM PANEL INFILL | BLACK |
| DC-1 | PREFINISHED ALUMINUM | | DOWNSPOUT COVER | RAL 5010 |
| LR-1 | LICENSE PLATE READER | TOMMY | BOLLARD | STAINLESS STEEL |

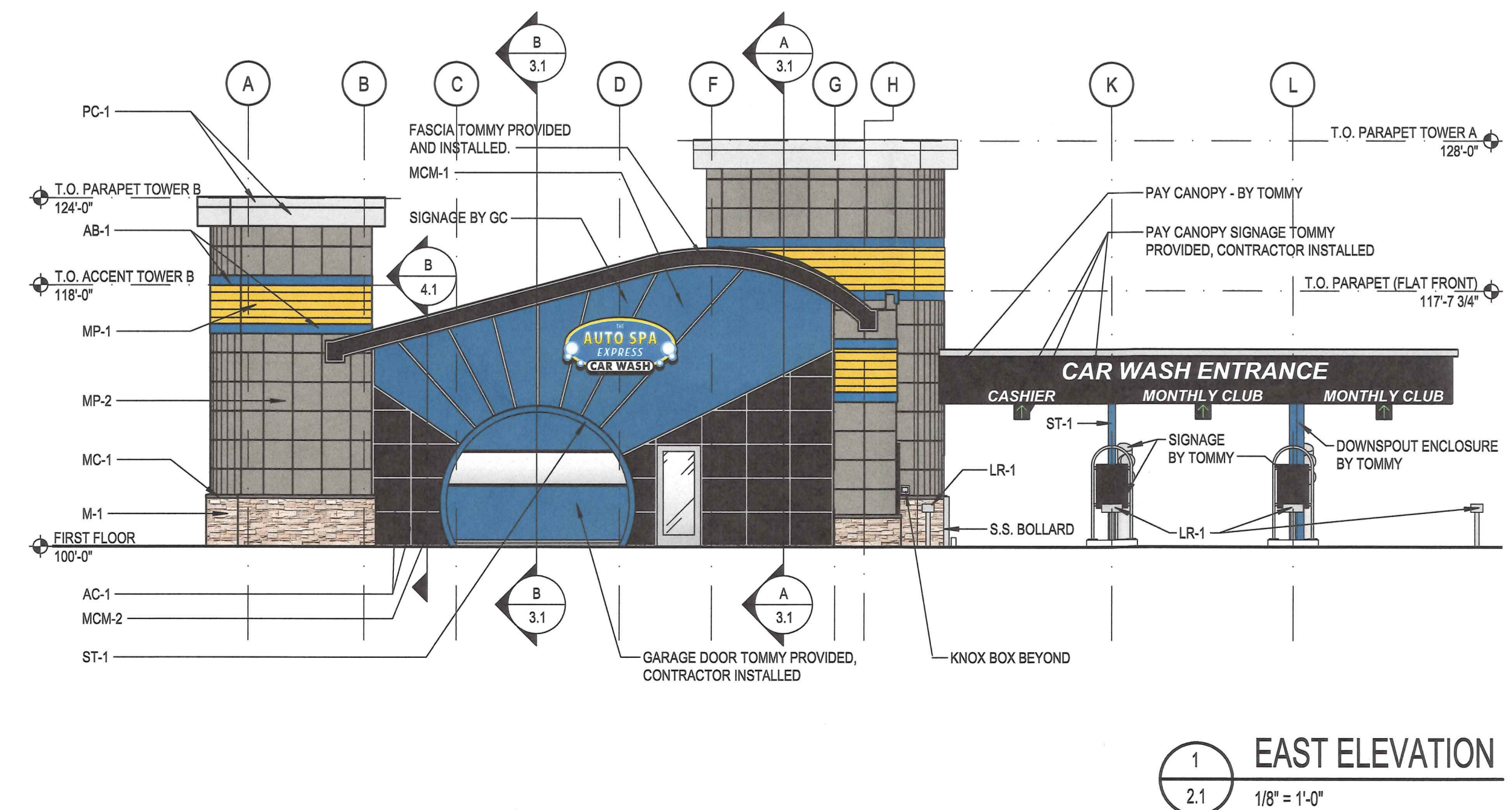
NOTE: GENERAL CONTRACTOR TO SUPPLY ALL MATERIALS/EQUIPMENT EXCEPT ST-1, DC-1 & LR-1 TO BE SUPPLIED BY TOMMY.



NOTE: D.S. DOWNSPOUTS PROVIDED AND INSTALLED BY G.C. ENCLOSURES DC-1 PROVIDED AND INSTALLED BY TOMMY



2 WEST ELEVATION
2.1 1/8" = 1'-0"



1 EAST ELEVATION
2.1 1/8" = 1'-0"

| DATE | # | REVISION |
|------|---|----------|
| | | |
| | | |
| | | |

Real Property Data Search ()
 Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 1600005130

Owner Information

Owner Name: INDUSTRY LANE ASSOCIATES LLP Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: C/O INDUSTRY ASSOCIATES LLP Deed Reference: /44360/ 00356
 2800 QUARRY LAKE DR STE 340
 BALTIMORE MD 21209-

Location & Structure Information

Premises Address: 10116 YORK RD Legal Description: 4 AC
 COCKEYSVILLE 21030-3306 10116 YORK RD
 CHURCH LANE SQUARE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0051 0011 0201 20000.04 0000 2023 Plat Ref: 0035/ 0022

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1974 54,700 SF 4.0600 AC 21

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
 SHOPPING CENTER / NEIGHBORHOOD/ C3

Value Information

| | Base Value | Value | | |
|--------------------|------------------|------------------|----------------------|------------------|
| | | As of | Phase-in Assessments | |
| | | 01/01/2023 | As of | As of |
| Land: | 3,045,000 | 3,045,000 | 07/01/2022 | 07/01/2023 |
| Improvements | 3,784,400 | 5,249,700 | | |
| Total: | 6,829,400 | 8,294,700 | 6,829,400 | 7,317,833 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

Seller: THE A BERMAN FAMILY LLC Date: 03/22/2021 Price: \$8,760,000
 Type: ARMS LENGTH IMPROVED Deed1: /44360/ 00356 Deed2:
 Seller: THE A BERMAN FAMILY LLC Date: 11/13/2020 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /43628/ 00461 Deed2:
 Seller: BERMAN JEAN R/COOPER STEPHEN M/ Date: 10/20/2011 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /31307/ 00347 Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2022 07/01/2023
 County: 000 0.00
 State: 000 0.00
 Municipal: 000 0.00|0.00 0.00|0.00

Special Tax Recapture: None

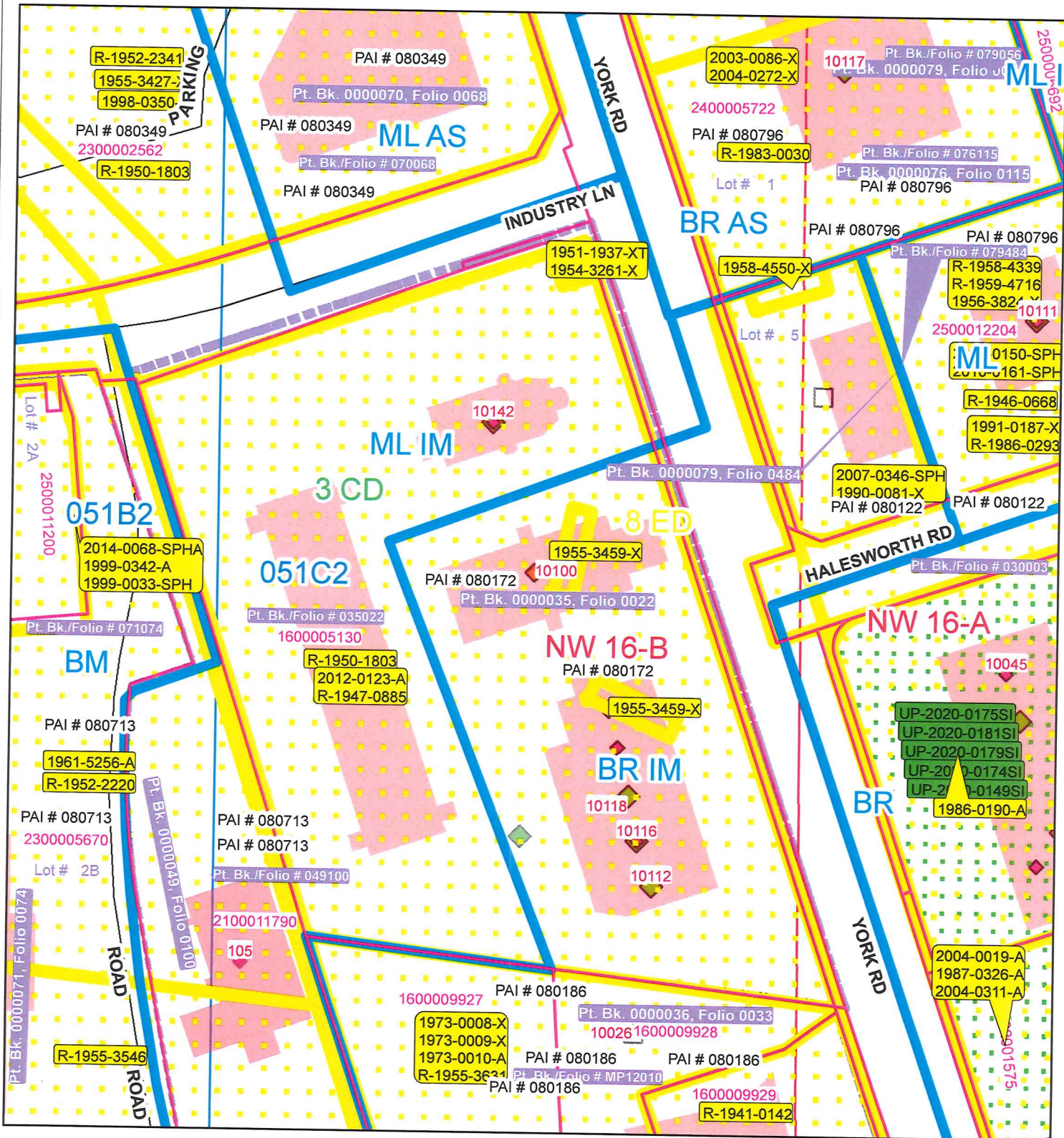
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0081-XA



Publication Date: 4/13/2023

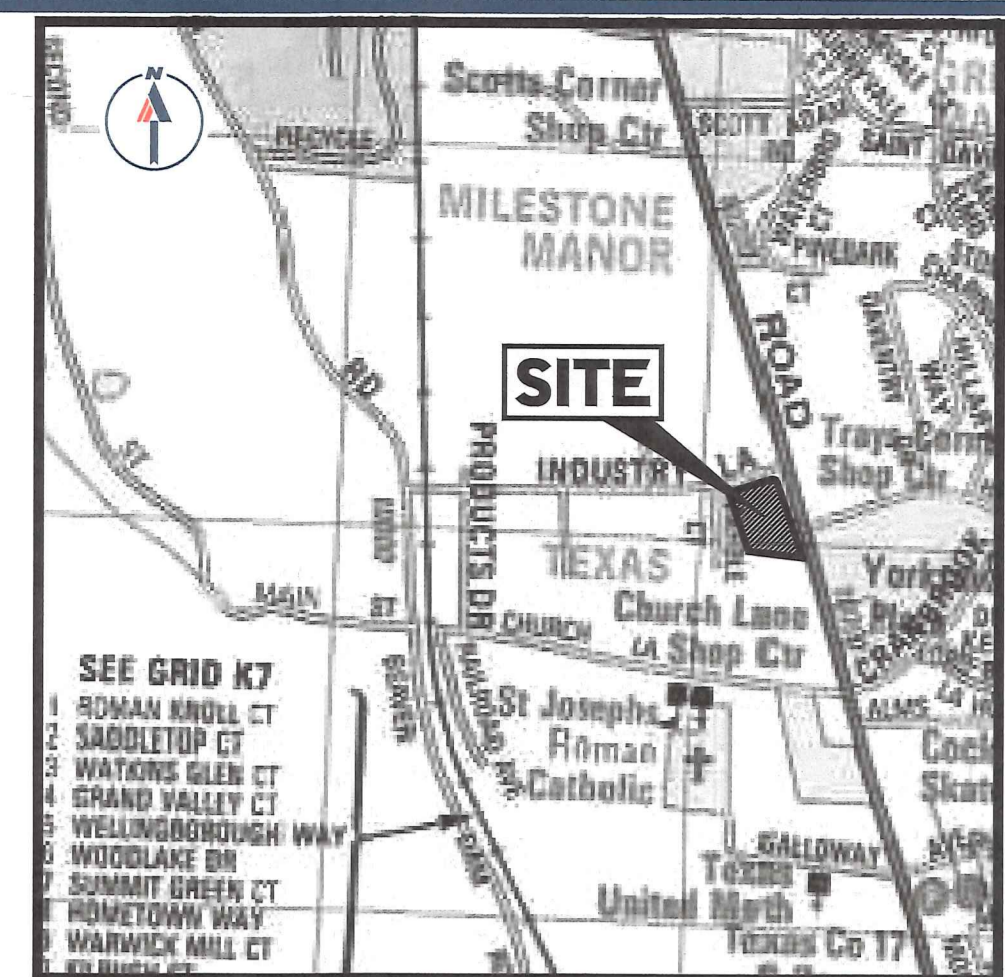
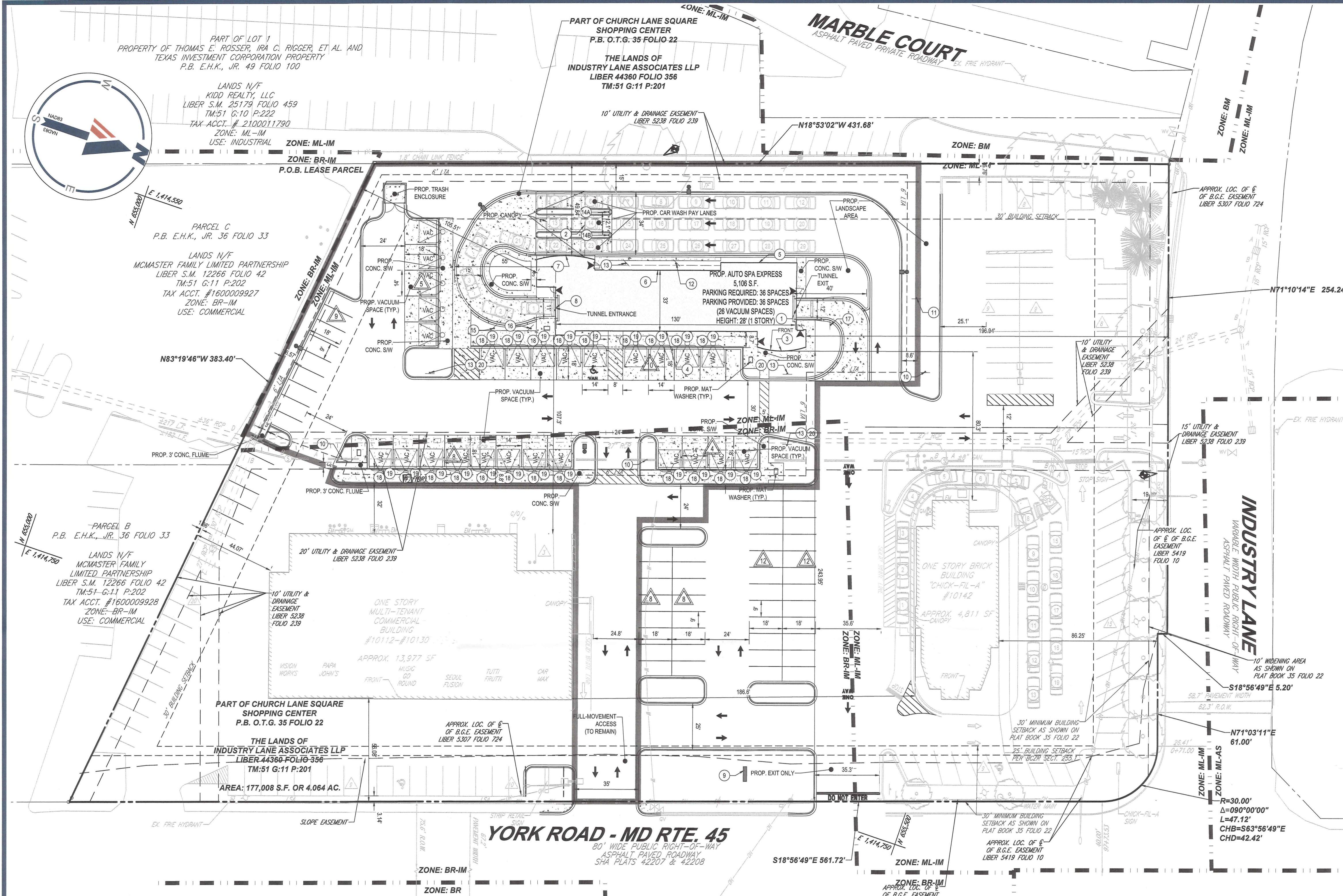


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet



VICINITY MAP
COPYRIGHT ADD THE MAP PEOPLE
PERMIT USE NO. 20602153-6
SCALE: 1" = 1,000'

GENERAL NOTES

- PROPERTY INFORMATION: 10116 YORK ROAD, COCKEYSVILLE, MD 21030
 A. PROPERTY ADDRESS: 177,008 S.F. OR 4.064 ACRES
 B. TOTAL SITE AREA: 8
 C. ELECTION DISTRICT: 4084
 D. COUNCILMANIC DISTRICT: 51
 E. CENSUS TRACT: 231
 F. TAX MAP: 1600005130
 G. PARCEL: 1600005130
 H. TAX ACCOUNT NO.: 1600005130
- ZONING: ML-IM (MANUFACTURING, LIGHT - INDUSTRIAL MAJOR)
 BR-IM (BUSINESS ROADSIDE - INDUSTRIAL MAJOR)
- ZONING MAP REFERENCE: 051C2
- FLOOR AREA RATIO: ML-IM ZONE: 2.0 MAX (0.917 SF / 102,366 SF) = 0.10
 BR-IM ZONE: 2.0 MAX (13,977 SF / 74,425 SF) = 0.19
- EXISTING LAND USE: HOTEL, STANDARD RESTAURANT, MULTI-TENANT COMMERCIAL BUILDING
 PROPOSED LAND USE: FULL-SERVICE CAR WASH (TO REPLACE HOTEL)
- BUILDING SETBACKS (AUTO SPA EXPRESS BUILDING):

| | REQUIRED (ML-IM) | REQUIRED (BR-IM) | PROVIDED |
|----------------------------|------------------|------------------|----------|
| FRONT (EAST/YORK ROAD) | 30' | 50' | 243.95' |
| SIDE (SOUTH) | 30' | 30' | 105.51' |
| REAR (WEST) | 30' | 30' | 49.84' |
| SIDE (NORTH/INDUSTRY LANE) | 30' | 30' | 196.94' |
- LANDSCAPE TRANSITION AREA (LTA) (AUTO SPA EXPRESS BUILDING):

| | REQUIRED | PROVIDED |
|----------------------------|----------|----------|
| FRONT (EAST/YORK ROAD) | 6' | 0' |
| SIDE (SOUTH) | 6' | 6.57' |
| REAR (WEST) | 6' | 6.78' |
| SIDE (NORTH/INDUSTRY LANE) | 6' | 6.6' |
- LANDSCAPE TRANSITION AREA (LTA) (IN ACCORDANCE WITH THE SETBACKS LISTED ABOVE) IS TO BE PLANTED AND SCREENED IN ACCORDANCE WITH THE LANDSCAPE MANUAL REQUIREMENTS FOR AUTOMOTIVE USES.
- HEIGHT REQUIREMENTS: NOT TO EXCEED 40' OR THREE STORES IF THE ANY PART OF SAID BUILDING IS WITHIN 100 FEET OF THE BOUNDARY LINE OF A RESIDENCE OR BUSINESS ZONE.
 PROPOSED BUILDING HEIGHT: 28' 4"
- PER B.C.Z.R. SECTION 419.2, THE MANUFACTURER'S RATED HOURLY PRODUCTION CAPACITY (MAXIMUM NUMBER OF VEHICLES THAT CAN BE WASHED IN ONE (1) HOUR THROUGH THE CAR WASH) IS 190 VEHICLES.
- PER B.C.Z.R. SECTION 419.4.2, THE TUNNEL EXIT OF THIS FULL-SERVICE CAR WASH IS SET BACK AT LEAST 50 FEET FROM THE NEAREST EXIT DRIVE.
- THIS SITE WILL BE SERVICED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND AND UNINCORPORATED AREAS, PLAT 325 OF 580", MAP NUMBER 240100225F, WITH A MAP REVISION DATE OF SEPTEMBER 26, 2008.
- THIS SITE IS NOT LOCATED IN FAILED BASIC SERVICE AREAS.
- ANY FEATURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- SCREENING FACILITIES AND WATER SHALL BE PROVIDED FOR CUSTOMERS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450. VARIANCES ARE BEING REQUESTED FOR SIGNAGE WITH THIS PLAN.
- THIS SITE IS NOT LOCATED IN THE CHEESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
- STACKING SPACES (PER B.C.Z.R. SECTION 419.3):
 CAR WASH: SPACES REQUIRED: 19 SPACES PER FULL-SERVICE CAR WASH TUNNEL
 SPACES PROVIDED: 29 SPACES

PARKING TABULATION CHART

| USE | BUSINESS | REQUIREMENT | PARKING RATE | PARKING SPACES REQUIRED |
|--|------------------|--|--|-------------------------|
| CAR WASH | AUTO SPA EXPRESS | 1 SPACE PER VACUUM UNIT + 6 SPACES PER CAR WASH TUNNEL + 4 ADDITIONAL SPACES | (1 SPACE X 26 VACUUM UNITS) + (6 SPACES X 1 CAR WASH TUNNEL) + 4 SPACES (26 + 6 + 4) = 36 SPACES | 36.00 SPACES |
| RESTAURANT | CHICK-FILA | 16 SPACES PER 1,000 SF OF GFA | (4,811 SF / 1,000 SF) * 16 SPACES | 76.98 SPACES |
| RESTAURANT | SEUL FUSION | 5 SPACES PER 1,000 SF | (2,100 SF / 1,000 SF) * 5 SPACES | 33.60 SPACES |
| RESTAURANT - CARRY OUT | PAPA JOHN'S | 5 SPACES PER 1,000 SF | (1,758 / 1,000 SF) * 5 SPACES | 8.79 SPACES |
| RESTAURANT - CARRY OUT | TUTTI-FRUTTI | 5 SPACES PER 1,000 SF | (1,979 / 1,000 SF) * 5 SPACES | 9.90 SPACES |
| RETAIL - GENERAL | CAR MAX | 5 SPACES PER 1,000 SF OF GFA | (1,940 SF / 1,000 SF) * 5 SPACES | 9.70 SPACES |
| RETAIL - GENERAL | MUSIC GO ROUND | 5 SPACES PER 1,000 SF OF GFA | (3,600 SF / 1,000 SF) * 5 SPACES | 18.00 SPACES |
| RETAIL - GENERAL | VISION WORKS | 5 SPACES PER 1,000 SF OF GFA | (2,800 SF / 1,000 SF) * 5 SPACES | 14.00 SPACES |
| TOTAL PARKING REQUIRED (PER LATEST B.C.Z.R. REGULATIONS) | | | | 206 SPACES |
| TOTAL PARKING PROVIDED | | | | 176 SPACES |

DEVELOPER/APPLICANT
WLR INVESTMENT GROUP
1313 ORCHARD WAY
FREDERICK, MD 21703
ATTN: CHAD BOHN
PHONE: 301-668-0221
EMAIL: CBOHN@WLRINVESTMENTGROUP.COM

OWNER
INDUSTRY LANE ASSOCIATES LLP
C/O INDUSTRY ASSOCIATES LLC
2800 QUARRY LAKE DR STE 340
BALTIMORE, MD 21209

REFERENCE NOTES

- THIS PLAN WAS PREPARED BASED ON AN ALTNANSPS LAND TITLE SURVEY ENTITLED "ALTNANSPS LAND TITLE SURVEY, AUTO SPA, #112181042 YORK ROAD - MD RTE. 45, 8TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND" DATED 07/08/22 AND BALTIMORE COUNTY GIS.

LEGEND

| | |
|-------------|------------------------------|
| --- | PROPERTY LINE |
| - - - - | ADJACENT PROPERTY LINE |
| - . - . - . | PROP. SPECIAL EXCEPTION AREA |
| - - - - | ZONING LINE |
| - - - - | SETBACK LINE |
| - - - - | EASEMENT LINE |
| - - - - | CONC. CURB AND GUTTER |
| - - - - | CONC. PAVEMENT |

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM
HORIZONTAL NAD 83(1991) VERTICAL NAVD 83

THESE PLANS ARE FOR SPECIAL EXCEPTION AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

SECTION 419.4 - DESIGN STANDARDS

- SECTION 419.4 - LOCATION, SETBACK, AND GENERAL DESIGN STANDARDS
- ROLL-OVER CAR AND FULL-SERVICE CAR WASH BUILDINGS SHALL BE SET BACK AT LEAST 50 FEET FROM THE LOT LINE OF ANY RESIDENTIALLY ZONED PROPERTY. EXCEPT FOR THE LANDSCAPE BUFFERS, NO PART OF A SELF-SERVICE CAR WASH SHALL BE WITHIN 100 FEET OF A RESIDENTIALLY ZONED PROPERTY. THIS SITE DOES NOT ABUT ANY RESIDENTIALLY ZONED PROPERTY.
 - THE TUNNEL EXIT OF CAR WASH FACILITIES SHALL BE SET BACK AT LEAST 50 FEET FROM THE NEAREST EXIT DRIVE. 210' IS PROVIDED FROM THE PROPERTY LINE AT THE EXIT DRIVE.
 - GENERAL DESIGN:
 - NO TUNNEL ENTRANCE OR EXIT OF A CAR WASH OPERATION SHALL FACE AN ADJACENT RESIDENTIALLY ZONED PROPERTY NOT INCLUDING THOSE ACROSS A STREET. THE ENTRANCE OF THE TUNNEL FACES ML-IM AND ML AS ZONED PROPERTY.
 - THE REAR SIDES OF BUILDINGS FACING RESIDENTIALLY ZONED PROPERTIES SHALL BE FINISHED WITH MATERIALS THAT IN TEXTURE AND COLOR RESEMBLE THE FRONT OF THE BUILDING. THE TYPE OF FACADE TREATMENT SHALL BE INDICATED ON THE SITE PLAN AND SHALL BE SUBJECT TO REVIEW BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING, WHO SHALL PROVIDE WRITTEN COMMENTS TO THE APPROVAL AUTHORITY. THE FACADE MATERIALS COMPRISE OF PREFINISHED METAL PANELS, ALUMINUM FLAT STOCK, CORRUGATED METAL PANEL, MCM PANEL, GLAZING, AND STONE VENEER. REFER TO THE BUILDING ELEVATIONS FOR ADDITIONAL DETAIL.
 - EXCEPT FOR THE REQUIRED ACCESS DRIVES, A LANDSCAPED TRANSITION AREA SHALL BE PROVIDED ALONG THE PERIMETER OF ALL CAR WASH OPERATIONS. SUCH AREA SHALL HAVE A MINIMUM WIDTH OF TEN FEET WHERE THE CAR WASH FRONTS A PUBLIC RIGHT-OF-WAY AND SIX FEET IN ALL SIDE AND REAR YARDS ABUTTING NONRESIDENTIALLY ZONED LAND. CAR WASH OPERATIONS LOCATED WITHIN 50 FEET OF ANY RESIDENTIALLY ZONED PROPERTY OTHER THAN A RESIDENTIAL ZONE LINE IN A PUBLIC RIGHT-OF-WAY SHALL PROVIDE A BUFFER THAT MEASURES NO LESS THAN 15 FEET FROM THAT PROPERTY LINE. LANDSCAPE TRANSITION AREAS ARE PROVIDED, REFER TO THE GENERAL NOTES FOR ADDITIONAL INFORMATION.
 - THE LANDSCAPE TRANSITION AREA SHALL BE PLANTED AND SCREENED IN ACCORDANCE WITH THE LANDSCAPE MANUAL REQUIREMENTS FOR AUTOMOTIVE USES. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL, OR THE APPROPRIATE MODIFICATION OF STANDARDS WILL BE REQUESTED.
 - TO INCREASE COMPATIBILITY WITH SURROUNDING BUILDINGS OR TO ENHANCE THE ATTRACTIVENESS OF THE SITE, THE ZONING COMMISSIONER MAY REQUIRE CHANGES IN BUILDING OR SITE PLAN DESIGN OR HOURS OF OPERATION FOR CAR WASHES FOR WHICH A SPECIAL EXCEPTION IS REQUIRED. REFER TO SITE PLAN, SIGNAGE, AND BUILDING ELEVATIONS.

ZONING HISTORY

- CASE NO. R-1947-0888: PETITION THAT THE ZONING STATUS OF THE PROPERTY BE RECLASSIFIED FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE. GRANTED APRIL 22, 2017.
- CASE NO. R-1950-1603: PETITION THAT THE ZONING STATUS OF THE PROPERTY BE RECLASSIFIED FROM AN "A" RESIDENCE ZONE TO AN "F" LIGHT-INDUSTRIAL ZONE. GRANTED SEPTEMBER 8, 1950.
- CASE NO. 1951-1937-X: PETITION FOR A TEMPORARY USE PERMIT TO PERMIT THE USE OF THE PROPERTY DESCRIBED THEREIN FOR THE ERECTION OF ONE ADVERTISING STRUCTURE AND IT APPEARING THAT BY REASON OF LOCATION, BEING IN A COMMERCIAL ZONE, THE GRANTING OF WHICH WILL NOT BE DETRIMENTAL TO THE GENERAL WELFARE OF THE COMMUNITY. GRANTED MARCH 30, 1951.
- CASE NO. 1954-3281-X: PETITION FOR SPECIAL PERMIT TO USE THE LAND AND IMPROVEMENTS NOW OR BE ERECTED THEREON HERINAFTER DESCRIBED FOR ERECTION OF AN ADVERTISING SIGN AND DIRECTORY OF OCCUPANTS. GRANTED DECEMBER 8, 1954.
- CASE NO. 1955-3458-X: PETITION FOR SPECIAL PERMIT TO USE THE LAND AND IMPROVEMENTS NOW OR BE ERECTED THEREON HERINAFTER DESCRIBED FOR THE ERECTION OF TWO (2) 12' X 28' ILLUMINATED POSTER PANELS ON THE WEST SIDE OF YORK ROAD, APPROXIMATELY 850' NORTH OF TEXAS LANE OR CHURCH LANE. GRANTED APRIL 29, 1955.
- CASE NO. 1981-2526-A: PETITION FOR A VARIANCE TO SECTION 238.2 OF THE REGULATIONS - SIDE YARD - TO PERMIT A SIDE YARD OF 1' FOOT INSTEAD OF THE REQUIRED 30 FEET. GRANTED MAY 11TH, 1981.
- CASE NO. 1973-0009-X: PETITION REQUEST FOR A SPECIAL EXCEPTION FOR A USED MOTOR VEHICLE OUTDOOR SALES AREA ON PROPERTY LOCATED ON THE WEST SIDE OF YORK ROAD, 458 FEET NORTH OF TEXAS LANE. GRANTED SEPTEMBER 10TH, 1972.
- CASE NO. 1979-0006-X: PETITION REQUEST FOR A SPECIAL EXCEPTION FOR A GARAGE SERVICE IN A MANUFACTURING, LIGHT ZONE. LOCATED ON THE WEST SIDE OF YORK ROAD, 458 FEET NORTH OF TEXAS LANE.
- CASE NO. 1973-0010-A: PETITION REQUEST FOR VARIANCE TO PERMIT A ZERO FOOT SIDE YARD SETBACK INSTEAD OF THE REQUIRED 30 FEET AND TO PERMIT A ZERO FOOT FRONT YARD SETBACK INSTEAD OF THE REQUIRED 25 FEET, ON A PARCEL OF GROUND LOCATED ON THE WEST SIDE OF YORK ROAD, 827 FEET NORTH OF TEXAS LANE.
- CASE NO. 2012-0123-A: PETITION FOR VARIANCE TO SECTION 409.4 TO PERMIT 228 OFF STREET PARKING SPACES IN LIEU OF THE REQUIRED 290 PARKING SPACES. AND SECTION 409.10 B TO ALLOW DRIVE-THROUGH LANES TO CROSS PEDESTRIAN ACCESS FROM OFF-STREET PARKING SPACES TO THE BUILDING. GRANTED FEBRUARY 1, 2012.

COMMERCIAL PERMIT HISTORY

- CASE NO. 8971479: INSTALLATION OF NEW OVERHEAD SHADE CANOPIES OVER EXISTING DRIVE-THRU FOR EMPLOYEE AND VEHICLE SHADE.
- CASE NO. 8921639: INSTALLATION OF AWNINGS ON EXISTING RESTAURANT: (2) 2X5' AND (11) 2X8' FABRIC; (1) 5X11' AND (1) 3X10' METAL.
- CASE NO. 8970287: ERECTION OF (3) TEMPORARY 30X20' = 600 SF TENTS OVER DRIVE THRU AREA ONLY.
- CASE NO. 8911947: INTERIOR ALTERATIONS TO INCLUDE: DEMO AND CONSTRUCTION OF MULTIPLE STUDYDRYWALL PARTITIONS, REMOVE WALK IN COOLER, AND INSTALL WALK IN FREEZER, FINISHES AND FIXTURES PER PLANS (4220 SF).
- CASE NO. 8712922: CONSTRUCTION 1 STORY ADDITION ON REAR OF EXISTING RESTAURANT FOR USE AS STORAGE AND FREEZER 920X13.91 = 279 SF). REMOVE AND REPLACE CANOPY. INTERIOR ALTERATIONS TO INCLUDE: NEW PARTITIONS AND COUNTERS, FINISHES AND FIXTURES = 338 SF.
- CASE NO. 8787790: ERECT (2) MENU BOARD ORDER SIGNS AT DRIVE THRU 5.82X4.18 = 24.75 SF EACH.
- CASE NO. 8932240: CONSTRUCT NEW RESTAURANT. 67-3744'-107'X15'-4" = 3822 SF. (SEE B375994 RA)
- CASE NO. 8849894: CONSTRUCT ONE-STORY ADDITION ON REAR OF EXISTING RESTAURANT FOR DRY STORAGE (NO FOOD). 107'X17'-170 SF. INTERIOR ALTERATIONS TO INCLUDE: DEMO AND CONSTRUCT MULTIPLE STUDYDRYWALL PARTITIONS, CEILING TILE, REMODEL KITCHEN, FIXTURES AND FINISHES.
- CASE NO. 8908998: CHANGE OF OCCUPANCY FROM MERCANTILE (GRANITE SHOWCASING BUILDING IMPROVEMENT) TO RESTAURANT. INTERIOR ALTERATIONS TO INSTALL KITCHEN EQUIPMENT (578 SF).
- CASE NO. 8930300: INSTALLATION OF (1) NON-ILLUMINATED WALL SIGN 2.86X2.5' = 57.19 SF.
- CASE NO. 8745691: CHANGE OF OCCUPANCY FROM DRY CLEANERS TO YOGURT STORE WITH SEATING FOR 31. ALTERATIONS TO INCLUDE: INSTALLATION OF DRYWALL AND METAL STUD PARTITIONS, CEILING, DOORS, ADA RESTROOM, EXHAUST HOOD, KITCHEN EQUIPMENT, HVAC, AND FINISHES (1994 SF).
- CASE NO. 8989818: CHANGE OF OCCUPANCY FROM HAIR SALON TO OFFICE. INTERIOR ALTERATIONS TO INCLUDE: DEMO DRYWALL AND STUD. INSTALL DRYWALL TO CONVERT RESTROOM TO ADA ACCESSIBLE. REMOVE AND INSTALL CEILING TILE AND GRID. FIXTURES AND FINISHES (700 SF).
- CASE NO. 8787890: INSTALLATION OF (1) WALL SIGN 1.6X10.05' = 16.08 SF.
- CASE NO. 8904304: INSTALLATION OF (1) ILLUMINATED WALL SIGN 3'X9.27' = 27.81 SF.
- CASE NO. 8914610: 42X = 18 SF LANDING, 1 STEP AT REAR OF BUILDING. INTERIOR ALTERATIONS TO INCLUDE: CONSTRUCT METAL STUDYDRYWALL PARTITIONS, ADA RESTROOM, HVAC, FIXTURES AND FINISHES (8102 SF).
- CASE NO. 8977906: IN-PLACE ABANDONMENT OF ONE (1) 2,000 GALLON UNDERGROUND STORAGE TANK. ESTIMATED TO BE LOCATED 3 FEET BELOW GROUND SURFACE IN PARKING LOT TO BE FILLED WITH CONCRETE SLURRY.
- CASE NO. 8722070: INTERIOR ALTERATIONS TO EXISTING RESTAURANT TO ADD FRYER AND ADD TO EXISTING EXHAUST HOOD (20 SF).
- CASE NO. 8909107: INTERIOR ALTERATIONS TO INCLUDE: DEMO AND CONSTRUCT METAL STUD AND DRYWALL PARTITIONS, CEILING AND TILE, HVAC, DOORS, COUNTERS, FIXTURES AND FINISHES (987 SF).
- CASE NO. 8432716: CONSTRUCT 4 EXTERIOR OPEN STAIRCASES. 6'X5' = 25 SF EACH.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
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THIS DRAWING IS NOT FOR CONSTRUCTION. ANY REVISIONS AND APPROVALS ARE THE SOLE RESPONSIBILITY OF THE CLIENT. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MD212100
DRAWN BY: L.W.
CHECKED BY: B.R.
DATE: 3/15/2023
CAD I.D.: SPEC

SITE PLAN EXHIBIT

FOR

THE AUTO SPA EXPRESS

LOCATION OF SITE
10116 YORK ROAD - MD RTE. 45
COCKEYSVILLE, MD 21030
BALTIMORE COUNTY
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
TM 51 GRID 11 PARCEL 201

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
BRANDON R. ROWE, P.E. REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40888. EXPIRATION DATE: 7/30/23

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE

SHEET NUMBER:
1 OF 3

ORG. DATE - 3/15/2023

Auto Spa Express Cockeysville, Maryland North Elevation

Aluminum LED Sign Cabinet 7'-0" x 28 Sq. Ft.
LED Channel Letters 31.26 Sq. Ft. Total
51'-0" North Elevation

Total North Elevation Signage = 59.26 Sq. Ft.

Auto Spa Express
10100 York Rd.
Cockeysville, Md 21030
Baltimore County

PS PASADENA SIGNS
Making the Sign Process Easy Since 1965.
client: Auto Spa Express, designer: Chris, scale: mss, date: 21 October 2022, revision: rev, prod. time: wks, file: North Elevation.pdf

watchfire AUTHORIZED DEALER

6300 Arundel Cove Ave. Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

Auto Spa Express Cockeysville, Maryland South Elevation

7'-0" x 28 Sq. Ft.
51'-0" South Elevation

Total South Elevation Signage = 28 Sq. Ft.

Auto Spa Express
10100 York Rd.
Cockeysville, Md 21030
Baltimore County

PS PASADENA SIGNS
Making the Sign Process Easy Since 1965.
client: Auto Spa Express Cockeysville, Md, designer: Chris, scale: mss, date: 21 October 2022, revision: rev, prod. time: wks, file: South Elevation.pdf

watchfire AUTHORIZED DEALER

6300 Arundel Cove Ave. Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

Auto Spa Express Cockeysville, Maryland East Elevation

15'-10" x 30.33 Sq. Ft.
10'-5" x 83 Sq. Ft.
148'-0" East Elevation

Total East Elevation Signage = 93.33 Sq. Ft.

Auto Spa Express
10100 York Rd.
Cockeysville, Md 21030
Baltimore County

PS PASADENA SIGNS
Making the Sign Process Easy Since 1965.
client: Auto Spa Express Cockeysville, Md, designer: Chris, scale: mss, date: 21 October 2022, revision: rev, prod. time: wks, file: East Elevation.pdf

watchfire AUTHORIZED DEALER

6300 Arundel Cove Ave. Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

Auto Spa Express Cockeysville, Maryland West Elevation

9'-0" x 43 Sq. Ft.
15'-2" x 30.33 Sq. Ft.
10'-0" x 83 Sq. Ft.
148'-0" West Elevation

Total West Elevation Signage = 138.33 Sq. Ft.

Auto Spa Express
10100 York Rd.
Cockeysville, Md 21030
Baltimore County

PS PASADENA SIGNS
Making the Sign Process Easy Since 1965.
client: Auto Spa Express Cockeysville, Md, designer: Chris, scale: mss, date: 21 October 2022, revision: rev, prod. time: wks, file: West Elevation.pdf

watchfire AUTHORIZED DEALER

6300 Arundel Cove Ave. Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

Double Sided Internally Illuminated LED Pylon Sign

11'-8" x 74.86 Sq. Ft.
6'-5" x 25'-0"

Auto Spa Express
10100 York Rd.
Cockeysville, Md 21030
Baltimore County

PS PASADENA SIGNS
Making the Sign Process Easy.
client: Auto Spa Express Cockeysville, Md, designer: Chris, scale: mss, date: 21 October 2022, revision: rev, prod. time: wks, file: Double Sided Pylon.pdf

watchfire AUTHORIZED DEALER

6300 Arundel Cove Ave. Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

SIGNAGE CHART

NOTICE SIGN (BCZR 450.4 ATTACHMENT 1, 10)

| ID | SIGNAGE | SIGN PANEL WIDTH (FT.) | SIGN PANEL HEIGHT (FT.) | SIGN PANEL AREA (S.F.) | SIGN HEIGHT (FT.) | ALLOWABLE SIGNAGE HEIGHT PER CODE (S.F.) | ALLOWABLE SIGNAGE AREA PER CODE (S.F.) |
|----|---------|------------------------|-------------------------|------------------------|-------------------|--|--|
| 13 | | 2.33 | 3.43 | 8.00 | 3.43 | N/A | 8 SF |

SIGNAGE CHART

ENTERPRISE - FREESTANDING (BCZR 450.4 ATTACHMENT 1, 5(B))

| ID | SIGNAGE | SIGN PANEL WIDTH (FT.) | SIGN PANEL HEIGHT (FT.) | SIGN PANEL AREA (S.F.) | SIGN HEIGHT (FT.) | ALLOWABLE SIGNAGE HEIGHT PER CODE (S.F.) | ALLOWABLE SIGNAGE AREA PER CODE (S.F.) |
|-----------------------------------|---------|------------------------|-------------------------|------------------------|-------------------|--|--|
| 11 | | 11.67 | 6.42 | 74.86 | 25.00 | | |
| 12 | | 2.33 | 3.43 | 8.00 | 3.43 | | |
| 13 | | 2.33 | 3.43 | 8.00 | 3.43 | | |
| 14A | | 2.33 | 3.43 | 8.00 | 3.43 | 25.00 | 75.00 |
| 14B | | 3.29 | 8.00 | 26.32 | 8.00 | | |
| 20 | | 3.29 | 8.00 | 26.32 | 8.00 | | |
| 21 | | 2.33 | 3.43 | 8.00 | 3.43 | | |
| TOTAL AREA (ALL ENTERPRISE SIGNS) | | | | | | 159.50' | TOTAL AREA ALLOWED: 75.00 |

*REQUESTING VARIANCE

SIGNAGE CHART

DIRECTIONAL (B.C.Z.R. 450.4 ATTACHMENT 1, 3(A))

| ID | PROPOSED SIGNAGE | WIDTH (FT.) | HEIGHT (FT.) | AREA (S.F.) | ALLOWABLE SIGNAGE AREA PER CODE (S.F.) |
|----|------------------|-------------|--------------|-------------|--|
| 10 | | 2.33 | 3.43 | 8.00 | 8.00 |
| 11 | | 2.33 | 3.43 | 8.00 | 8.00 |
| 12 | | 2.00 | 3.25 | 6.50 | 8.00 |
| 13 | | 0.46 | 0.96 | 0.44 | 8.00 |
| 14 | | 0.54 | 1.04 | 0.56 | 8.00 |
| 15 | | 4.83 | 0.75 | 3.62 | 8.00 |
| 22 | | 8.17 | 0.75 | 6.12 | 8.00 |

SIGNAGE CHART

ENTERPRISE - WALL-MOUNTED (B.C.Z.R.-C.Z.R. 450.4 ATTACHMENT 1, 5(A))

| ID | PROPOSED SIGNAGE | WIDTH (FT.) | HEIGHT (FT.) | AREA (S.F.) | STORE FRONT WIDTH (L.F.) | ALLOWABLE SIGNAGE AREA PER CODE (S.F.) | |
|-------|------------------|-------------|--------------|-------------|--------------------------|--|--------|
| 1 | | 7.00 | 4.00 | 28.00 | 51.00 | 102.00 | |
| 2 | | 15.42 | 1.00 | 15.42 | 35.91 | 71.82 | |
| 3 | | 10.50 | 6.00 | 63.00 | | | |
| 4 | | 15.17 | 2.00 | 30.33 | 136.33 | 272.66 | |
| TOTAL | | | | | | 93.33 | 272.66 |
| 5 | | 8.00 | 5.00 | 45.00 | | | |
| 6 | | 15.17 | 2.00 | 30.33 | 141.58 | 283.16 | |
| 7 | | 10.50 | 6.00 | 63.00 | | | |
| TOTAL | | | | | | 138.33 | 283.16 |
| 8 | | 7.00 | 4.00 | 28.00 | 51.00 | 102.00 | |

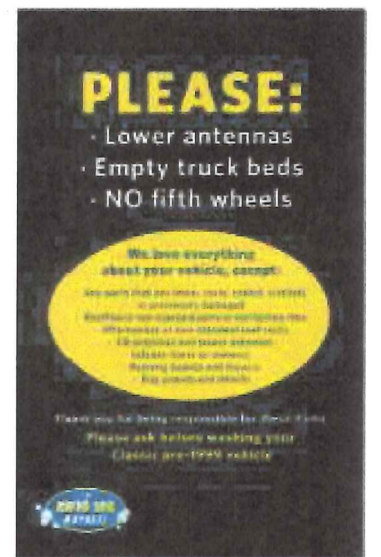
- 10 Enter Sign - 2.33' X 3.43' = 8 SF
- 11 Hours of Operation - 2.33' X 3.43' = 8 SF
- 12 Memberships - 2.33' X 3.43' = 8 SF
- 13 Wash Once A Day - 2.33' X 3.43' = 8 SF



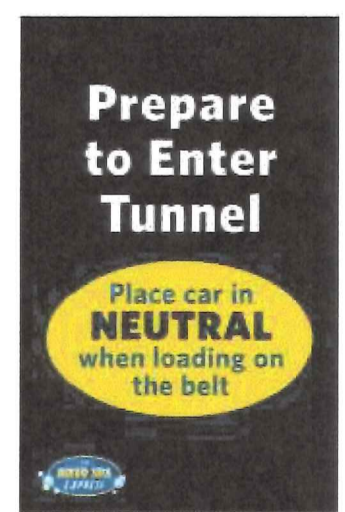
- 14 Backlit Menu Sign - 3.29' x 8' = 26.32 SF



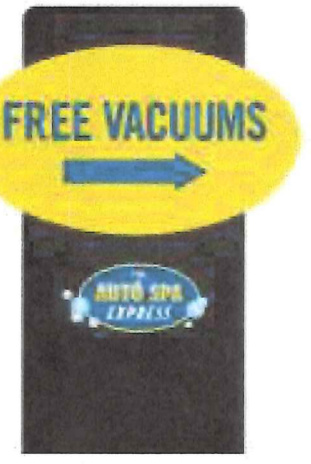
- 15 Responsibility - 2.33' X 3.43' = 8 SF



- 16 Prepare to Enter Tunnel - 2.33' X 3.43' = 8 SF



- 17 Free Vacuums - 2' x 3.25' = 6.5 SF



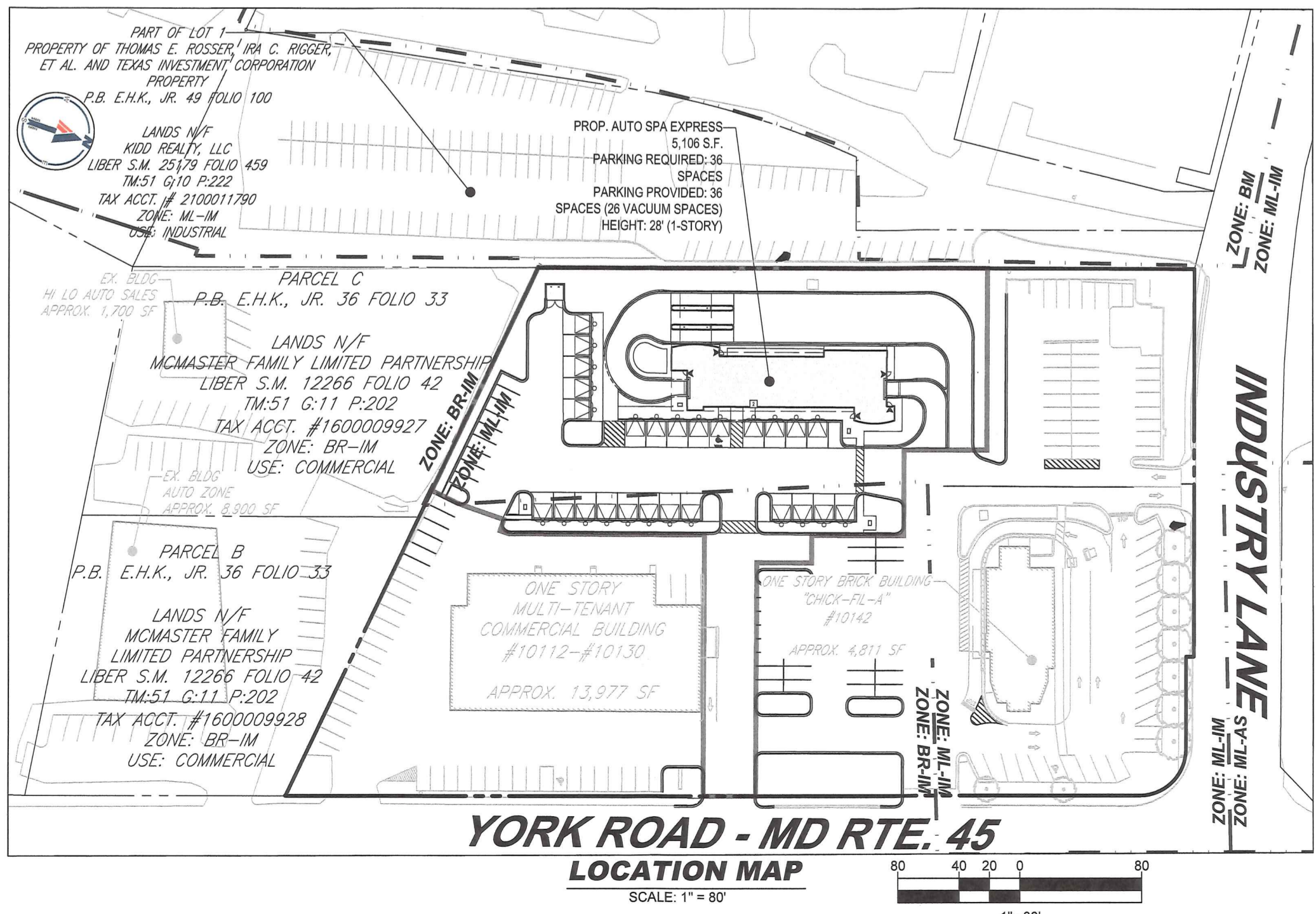
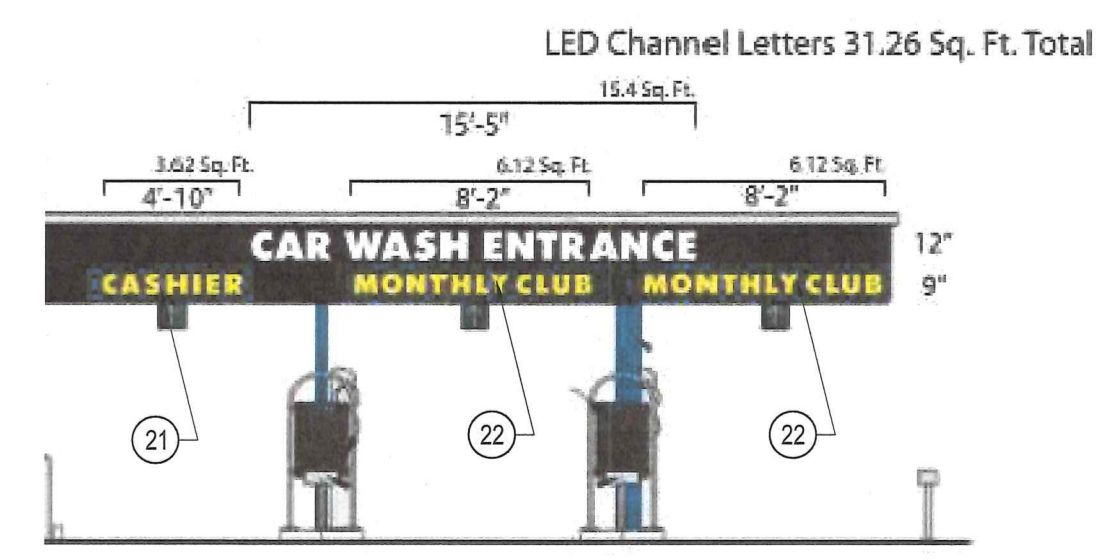
- 18 Vacuum Stations - 0.46' x 0.96' = 0.44 SF



- 19 Clean/Used Towels - 0.54' x 1.04' = 0.56 SF



- 20 Benefits - 2.33' X 3.43' = 8 SF



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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
SIGNAGE DESIGN
TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------|---------|----------|------------|
| | | | | |

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NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MD212100
DRAWN BY: LWJ
CHECKED BY: BRP
DATE: 3/15/2023
CAD I.D.: SPEC

SITE PLAN EXHIBIT

FOR

THE AUTO SPA EXPRESS

LOCATION OF SITE
10116 YORK ROAD - MD RTE. 45
COCKEYSVILLE, MD 21030
BALTIMORE COUNTY
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
TM 51 GRID 11 PARCEL 201

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE

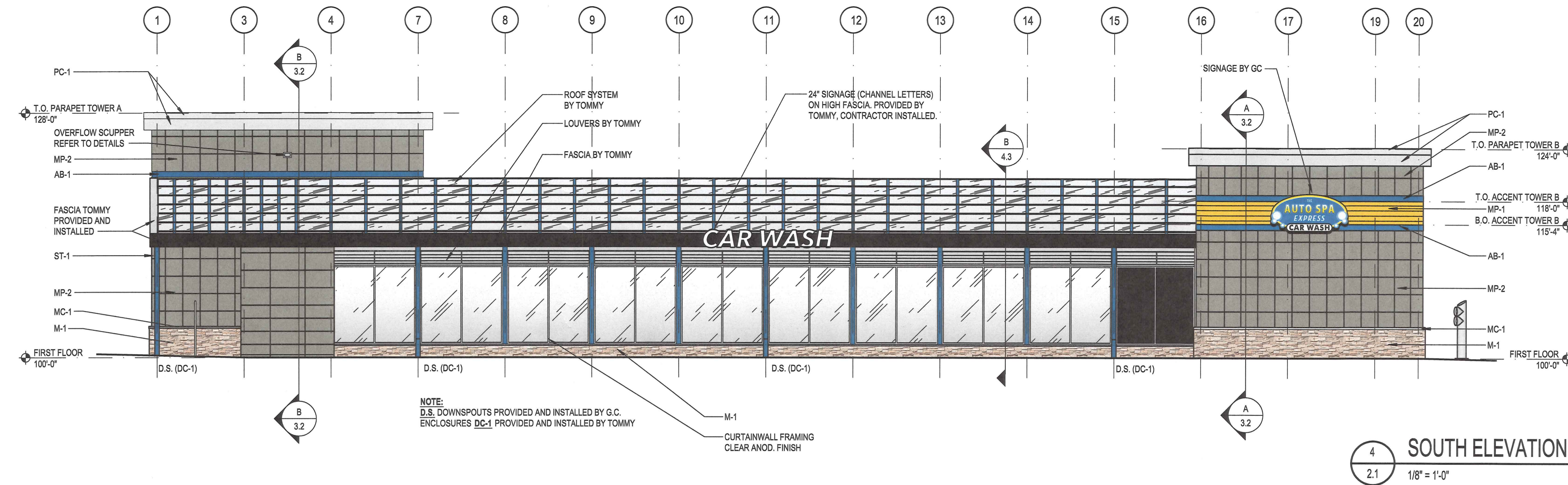
PROFESSIONAL ENGINEER
I BRANCON R. ROWE, P.E. CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4806, EXPIRATION DATE: 7/3/2023

SHEET TITLE:
PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE

SHEET NUMBER:
2 OF 3

EXTERIOR MATERIALS LEGEND

| | |
|--|-----------------------------|
| | PREFINISHED METAL PANELS |
| | PREFINISHED METAL COPING |
| | ALUM. FLAT STOCK (RAL 5010) |
| | CORRUGATED METAL PANEL |
| | MCM PANEL (BLACK) |
| | GLAZING |
| | STONE VENEER |

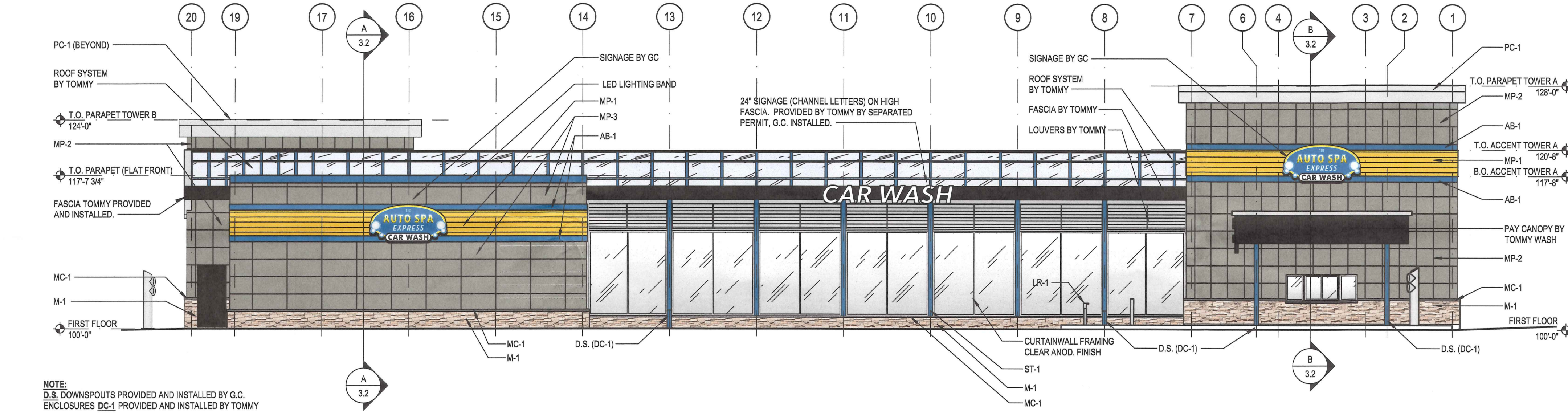


4 SOUTH ELEVATION
2.1 1/8" = 1'-0"

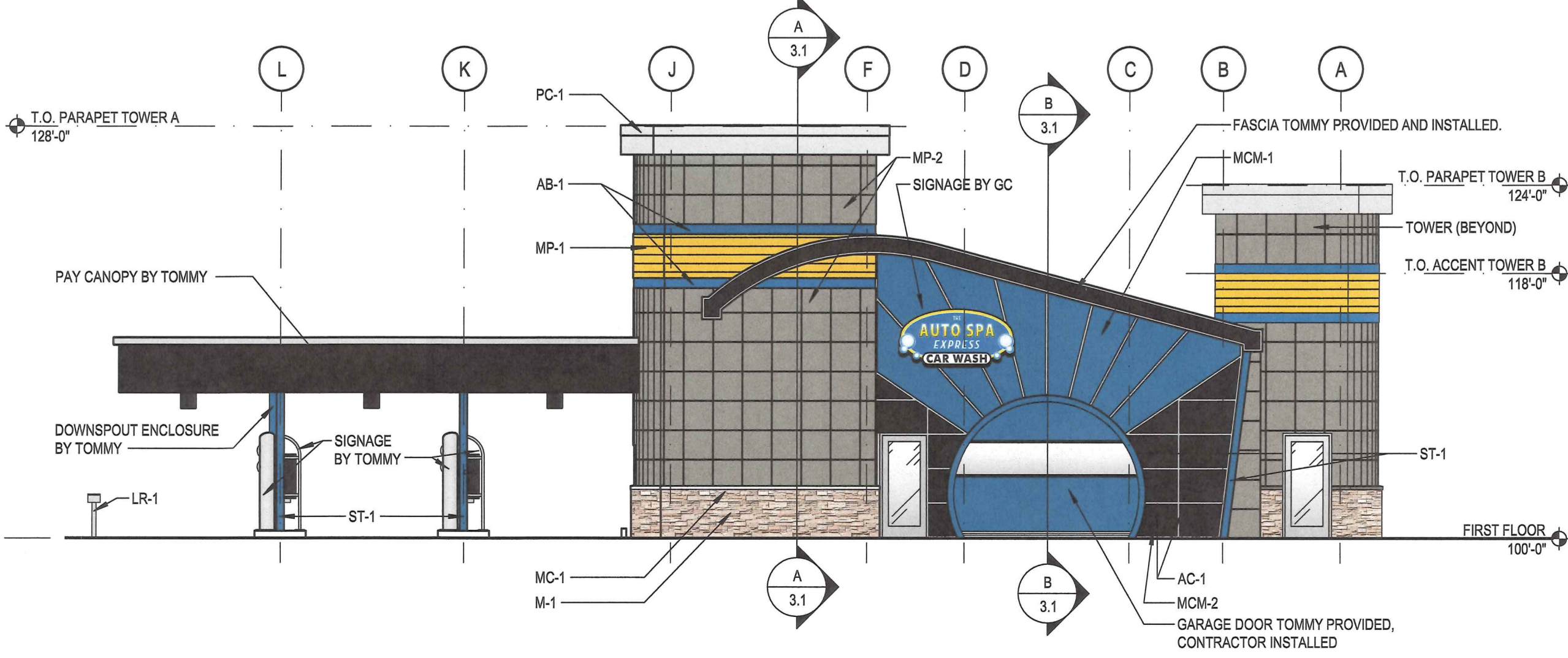
EXTERIOR MATERIALS SPECS

| TAG | MATERIAL | MFR. | DESCRIPTION | COLOR |
|-------|--------------------------------|------------|---------------------------------|------------------------|
| ST-1 | STRUCTURAL STEEL | R.B.I. | | RAL 5010 |
| MP-1 | PROFILLED ALUMINUM METAL PANEL | ATAS | ATAS 7.2 BWR360 BELVEDERE | RAL 1018 |
| MP-2 | PREFINISHED METAL PANEL | DRI-DESIGN | 30"x30" PANEL SIZE | CADET GREY |
| AB-1 | PREFIN. ALUM. ACCENT BANDING | ATAS | ATAS FLAT SHEET | RAL 5010 |
| PC-1 | PREFIN. ALUM. PARAPET CORNICE | REYNOLUX | | BRIGHT SILVER METALLIC |
| M-1 | STONE VENEER | BORAL | PRO-FIT LEDGESTONE | SOUTHWEST BLEND |
| MC-1 | PRECAST STONE SILL | ELDORADO | CHISELED EDGE WALL CAP | SMOKE |
| MP-3 | PREFINISHED METAL PANEL | NICHIHA | 18"x72" PANEL SIZE | GRAY |
| MCM-1 | PREFIN. ALUM. COMPOSITE PANELS | LAMINATORS | LAMINATORS OMEGA SERIES | RAL 5010 |
| MCM-2 | PREFIN. ALUM. COMPOSITE PANELS | CITADEL | GLAZE GUARD (SERIES F) | EBONY |
| AC-1 | PREFIN. ALUM. CLOSURE CAPS | TUBELITE | TUBELITE 200 SERIES CURTAINWALL | CLEAR ANNOXIDIZED |
| SF01 | INSULATED GLASS | | 1" INSULATED GLASS LOW-E | CLEAR |
| SF02 | | | | |
| SF03 | | | | |
| SF04 | METAL PANEL INFILL | | 1" MCM PANEL INFILL | BLACK |
| DC-1 | PREFINISHED ALUMINUM | | DOWNSPOUT COVER | RAL 5010 |
| LR-1 | LICENSE PLATE READER | TOMMY | BOLLARD | STAINLESS STEEL |

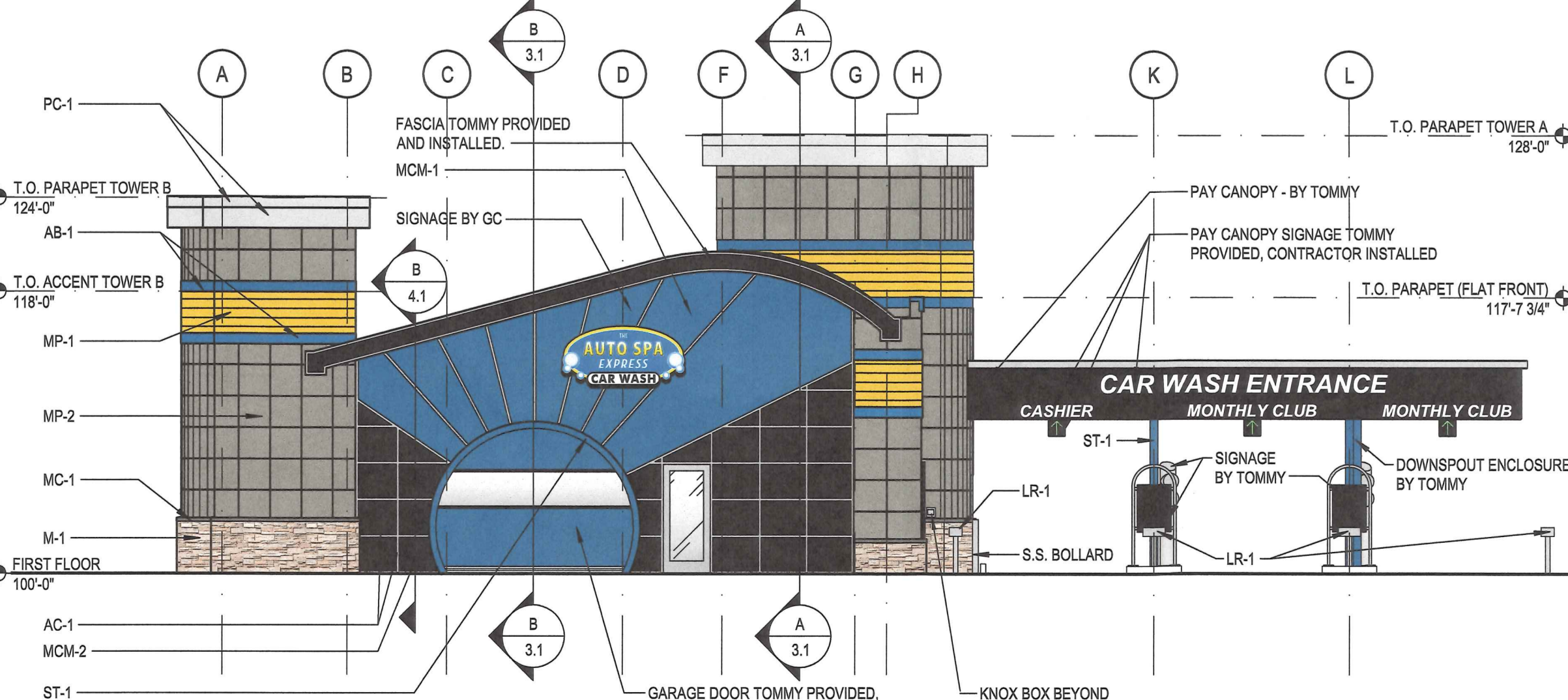
NOTE: GENERAL CONTRACTOR TO SUPPLY ALL MATERIALS/EQUIPMENT EXCEPT ST-1, DC-1 & LR-1 TO BE SUPPLIED BY TOMMY.



3 NORTH ELEVATION
2.1 1/8" = 1'-0"



2 WEST ELEVATION
2.1 1/8" = 1'-0"



1 EAST ELEVATION
2.1 1/8" = 1'-0"

ARCHITECTURE
Planning & Consulting
Alsip
ASSOCIATES PC
119 KING STREET
HAGERSTOWN, MD 21740
301-991-3554
clip@alsipandassociates.com

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, & THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #12116, EXPIRATION DATE 4-29-23.

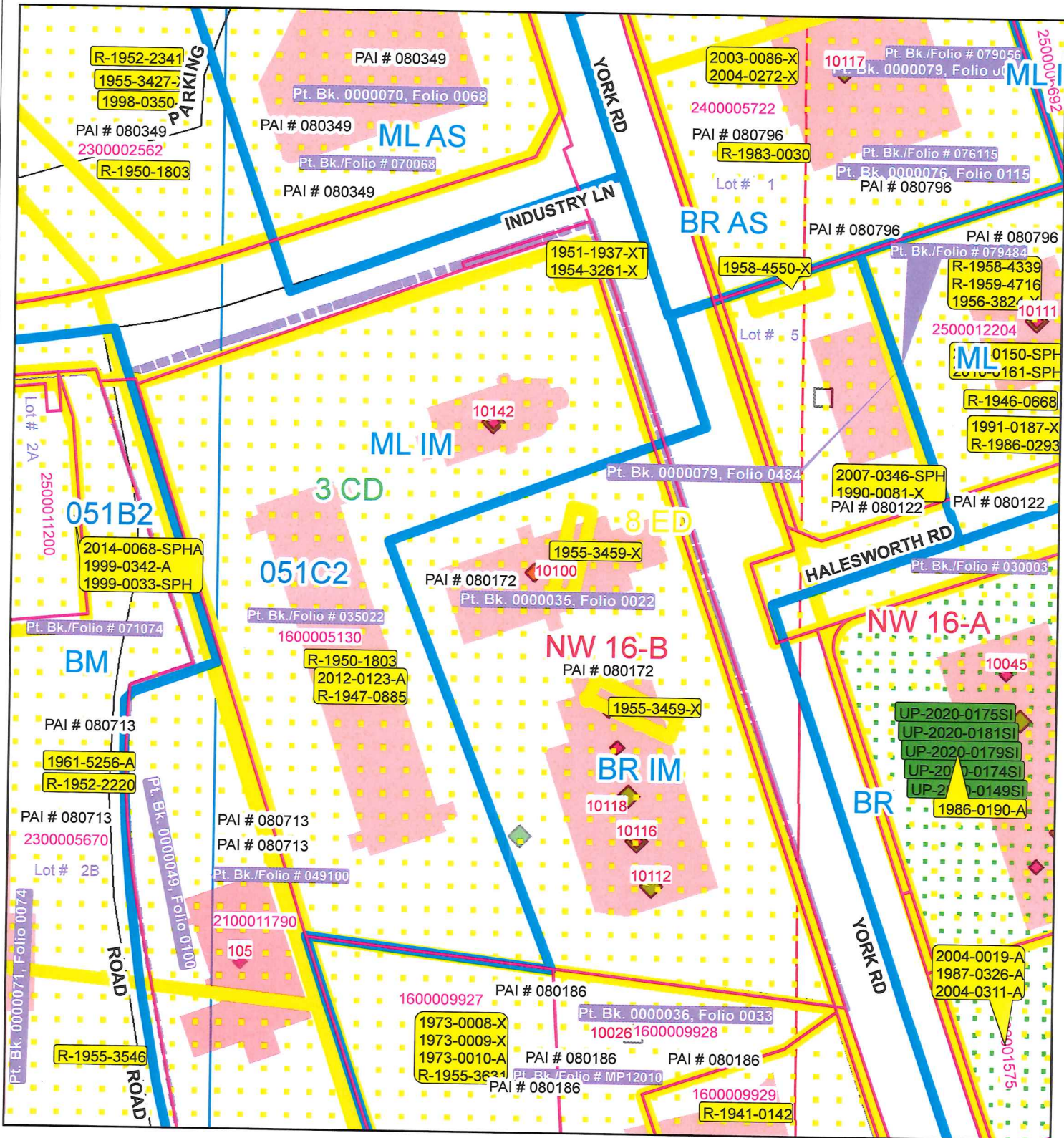
A+A Project #220570
New Car Wash Facility
AUTO SPA EXPRESS #36
10100 York Road
Cockeysville, Maryland 21030

| DATE | # | REVISION |
|------|---|----------|
| | | |
| | | |
| | | |
| | | |

TOMMY'S NUMBER: PXXXX
DATE: 10-21-22
DRAWN BY: CA
DRAWING TITLE:
EXTERIOR ELEVATIONS

A2.1
COPYRIGHT 2022
SHEET 3 OF 3

2023-0081-XA



Publication Date: 4/13/2023

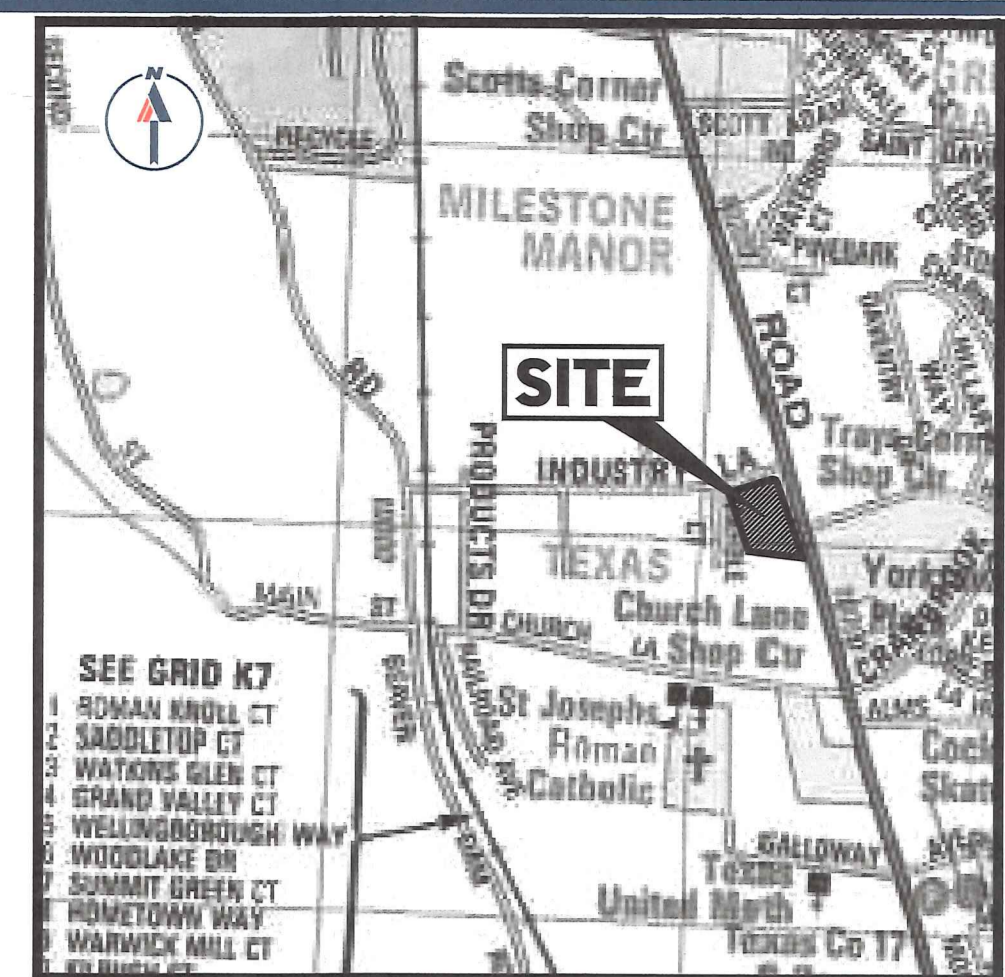
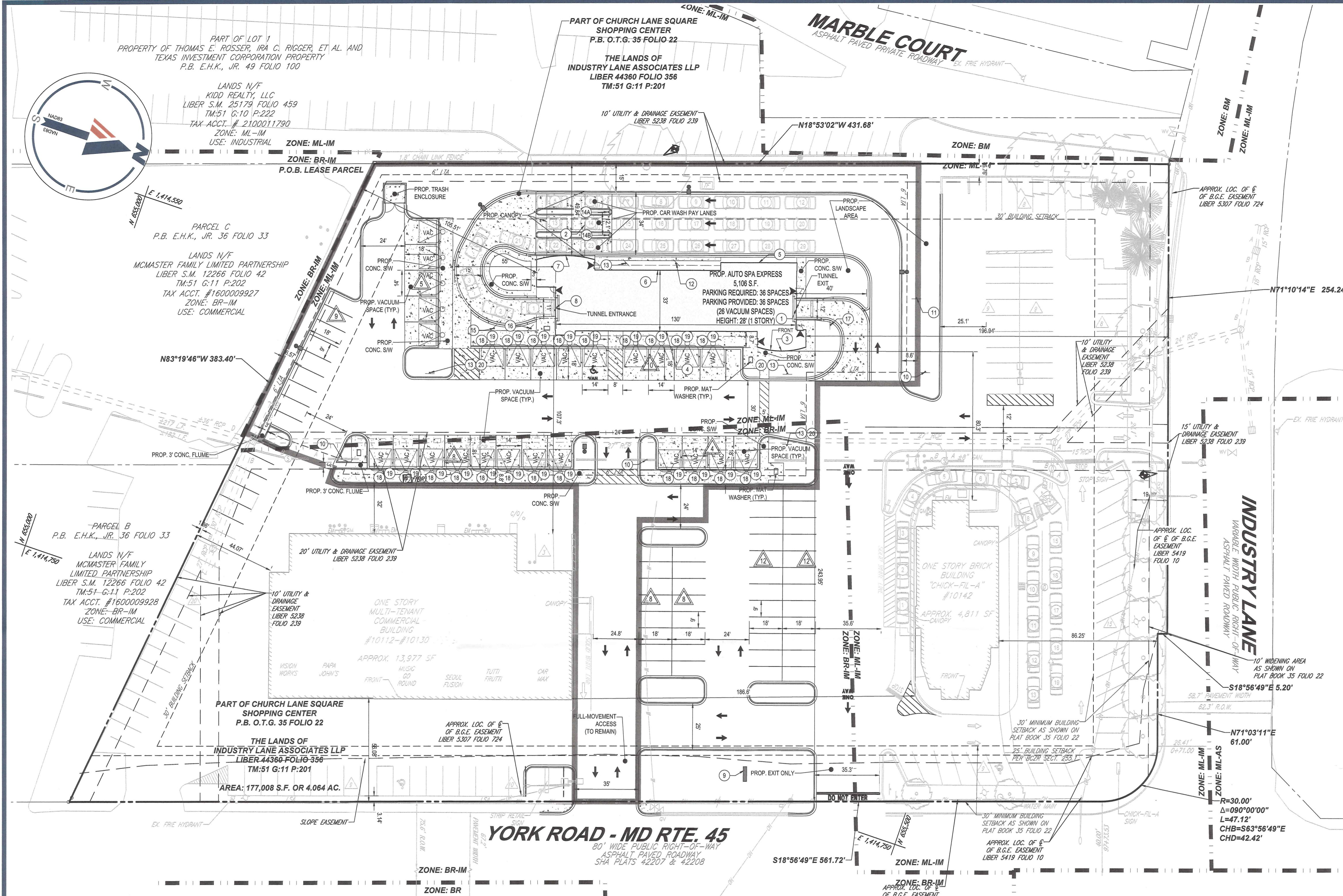


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet



VICINITY MAP
COPYRIGHT ADD THE MAP PEOPLE
PERMIT USE NO. 20602153-6
SCALE: 1" = 1,000'

GENERAL NOTES

- PROPERTY INFORMATION: 10116 YORK ROAD, COCKEYSVILLE, MD 21030
 A. PROPERTY ADDRESS: 177,008 S.F. OR 4.064 ACRES
 B. TOTAL SITE AREA: 8
 C. ELECTION DISTRICT: 4084
 D. COUNCILMANIC DISTRICT: 51
 E. CENSUS TRACT: 231
 F. TAX MAP: 1600005130
 G. PARCEL: 1600005130
 H. TAX ACCOUNT NO.: 1600005130
- ZONING: ML-IM (MANUFACTURING, LIGHT - INDUSTRIAL MAJOR)
 BR-IM (BUSINESS ROADSIDE - INDUSTRIAL MAJOR)
- ZONING MAP REFERENCE: 051C2
- FLOOR AREA RATIO: ML-IM ZONE: 2.0 MAX (0.917 SF / 102,366 SF) = 0.10
 BR-IM ZONE: 2.0 MAX (13,977 SF / 74,425 SF) = 0.19
- EXISTING LAND USE: HOTEL, STANDARD RESTAURANT, MULTI-TENANT COMMERCIAL BUILDING
 PROPOSED LAND USE: FULL-SERVICE CAR WASH (TO REPLACE HOTEL)
- BUILDING SETBACKS (AUTO SPA EXPRESS BUILDING):

| | REQUIRED (ML-IM) | REQUIRED (BR-IM) | PROVIDED |
|----------------------------|------------------|------------------|----------|
| FRONT (EAST/YORK ROAD) | 30' | 50' | 243.95' |
| SIDE (SOUTH) | 30' | 30' | 105.51' |
| REAR (WEST) | 30' | 30' | 49.84' |
| SIDE (NORTH/INDUSTRY LANE) | 30' | 30' | 196.94' |
- LANDSCAPE TRANSITION AREA (LTA) (AUTO SPA EXPRESS BUILDING):

| | REQUIRED | PROVIDED |
|----------------------------|----------|----------|
| FRONT (EAST/YORK ROAD) | 6' | 0' |
| SIDE (SOUTH) | 6' | 6.57' |
| REAR (WEST) | 6' | 6.78' |
| SIDE (NORTH/INDUSTRY LANE) | 6' | 6.6' |
- HEIGHT REQUIREMENTS: NOT TO EXCEED 40' OR THREE STORES IF THE ANY PART OF SAID BUILDING IS WITHIN 100 FEET OF THE BOUNDARY LINE OF A RESIDENCE OR BUSINESS ZONE.
 PROPOSED BUILDING HEIGHT: 28' 4"
- PER B.C.Z.R. SECTION 419.2: THE MANUFACTURER'S RATED HOURLY PRODUCTION CAPACITY (MAXIMUM NUMBER OF VEHICLES THAT CAN BE WASHED IN ONE (1) HOUR THROUGH THE CAR WASH) IS 190 VEHICLES.
- PER B.C.Z.R. SECTION 419.4.A.2: THE TUNNEL EXIT OF THIS FULL-SERVICE CAR WASH IS SET BACK AT LEAST 50 FEET FROM THE NEAREST EXIT DRIVE.
- THIS SITE WILL BE SERVICED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND AND UNINCORPORATED AREAS, PLAT 325 OF 580", MAP NUMBER 240100225F, WITH A MAP REVISION DATE OF SEPTEMBER 26, 2008.
- THIS SITE IS NOT LOCATED IN FAILED BASIC SERVICE AREAS.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- SCREENING FACILITIES AND WATER SHALL BE PROVIDED FOR CUSTOMERS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450. VARIANCES ARE BEING REQUESTED FOR SIGNAGE WITH THIS PLAN.
- THIS SITE IS NOT LOCATED IN THE CHEESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
- STACKING SPACES (PER B.C.Z.R. SECTION 419.3):
 CAR WASH: SPACES REQUIRED: 19 SPACES PER FULL-SERVICE CAR WASH TUNNEL
 SPACES PROVIDED: 29 SPACES

PARKING TABULATION CHART

| USE | BUSINESS | REQUIREMENT | PARKING RATE | PARKING SPACES REQUIRED |
|--|------------------|--|--|-------------------------|
| CAR WASH | AUTO SPA EXPRESS | 1 SPACE PER VACUUM UNIT + 6 SPACES PER CAR WASH TUNNEL + 4 ADDITIONAL SPACES | (1 SPACE X 26 VACUUM UNITS) + (6 SPACES X 1 CAR WASH TUNNEL) + 4 SPACES (26 + 6 + 4) = 36 SPACES | 36.00 SPACES |
| RESTAURANT | CHICK-FILA | 16 SPACES PER 1,000 SF OF GFA | (4,811 SF / 1,000 SF) * 16 SPACES | 76.98 SPACES |
| RESTAURANT | SEoul FUSION | 5 SPACES PER 1,000 SF | (2,100 SF / 1,000 SF) * 5 SPACES | 33.80 SPACES |
| RESTAURANT - CARRY OUT | PAPA JOHN'S | 5 SPACES PER 1,000 SF | (1,758 / 1,000 SF) * 5 SPACES | 8.79 SPACES |
| RESTAURANT - CARRY OUT | TUTTI-FRUTTI | 5 SPACES PER 1,000 SF | (1,979 / 1,000 SF) * 5 SPACES | 9.90 SPACES |
| RETAIL - GENERAL | CAR MAX | 5 SPACES PER 1,000 SF OF GFA | (1,940 SF / 1,000 SF) * 5 SPACES | 9.70 SPACES |
| RETAIL - GENERAL | MUSIC GO ROUND | 5 SPACES PER 1,000 SF OF GFA | (3,600 SF / 1,000 SF) * 5 SPACES | 18.00 SPACES |
| RETAIL - GENERAL | VISION WORKS | 5 SPACES PER 1,000 SF OF GFA | (2,800 SF / 1,000 SF) * 5 SPACES | 13.00 SPACES |
| TOTAL PARKING REQUIRED (PER LATEST B.C.Z.R. REGULATIONS) | | | | 206 SPACES |
| TOTAL PARKING PROVIDED | | | | 176 SPACES |

DEVELOPER/APPLICANT
WLR INVESTMENT GROUP
1313 ORCHARD WAY
FREDERICK, MD 21703
ATTN: CHAD BOHNER
PHONE: 301-668-0221
EMAIL: CBOHNER@WLRINVESTMENTGROUP.COM

OWNER
INDUSTRY LANE ASSOCIATES LLP
C/O INDUSTRY ASSOCIATES LLC
2800 QUARRY LAKE DR STE 340
BALTIMORE, MD 21209

REFERENCE NOTES

- THIS PLAN WAS PREPARED BASED ON AN ALTNANSPS LAND TITLE SURVEY ENTITLED "ALTNANSPS LAND TITLE SURVEY, AUTO SPA, #112181042 YORK ROAD - MD RTE. 45, 8TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND" DATED 07/08/22 AND BALTIMORE COUNTY GIS.

BENCHMARKS

ELEVATIONS ARE BASED ON NAVD83 DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE BALTIMORE COUNTY SURVEY CONTROL STATION MONUMENTS BM 883 WITH A PUBLISHED ELEVATION OF 352.90 FEET AND BM 894 WITH A PUBLISHED ELEVATION OF 371.71 FEET.

LEGEND



SECTION 419.4 - DESIGN STANDARDS

- SECTION 419.4 - LOCATION, SETBACK, AND GENERAL DESIGN STANDARDS
- ROLL-OVER CAR AND FULL-SERVICE CAR WASH BUILDINGS SHALL BE SET BACK AT LEAST 50 FEET FROM THE LOT LINE OF ANY RESIDENTIALLY ZONED PROPERTY. EXCEPT FOR THE LANDSCAPE BUFFERS, NO PART OF A SELF-SERVICE CAR WASH SHALL BE WITHIN 100 FEET OF A RESIDENTIALLY ZONED PROPERTY. THIS SITE DOES NOT ABUT ANY RESIDENTIALLY ZONED PROPERTY.
 - THE TUNNEL EXIT OF CAR WASH FACILITIES SHALL BE SET BACK AT LEAST 50 FEET FROM THE NEAREST EXIT DRIVE. 210' IS PROVIDED FROM THE PROPERTY LINE AT THE EXIT DRIVE.
 - GENERAL DESIGN
 - NO TUNNEL ENTRANCE OR EXIT OF A CAR WASH OPERATION SHALL FACE AN ADJACENT RESIDENTIALLY ZONED PROPERTY NOT INCLUDING THOSE ACROSS A STREET. THE ENTRANCE OF THE TUNNEL FACES ML-IM AND ML-AS ZONED PROPERTY.
 - THE REAR SIDES OF BUILDINGS FACING RESIDENTIALLY ZONED PROPERTIES SHALL BE FINISHED WITH MATERIALS THAT IN TEXTURE AND COLOR RESEMBLE THE FRONT OF THE BUILDING. THE TYPE OF FACADE TREATMENT SHALL BE INDICATED ON THE SITE PLAN AND SHALL BE SUBJECT TO REVIEW BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING, WHO SHALL PROVIDE WRITTEN COMMENTS TO THE APPROVAL AUTHORITY. THE FACADE MATERIALS COMPRISE OF PREFINISHED METAL PANELS, ALUMINUM FLAT STOCK, CORRUGATED METAL PANEL, MCM PANEL, GLAZING, AND STONE VENEER. REFER TO THE BUILDING ELEVATIONS FOR ADDITIONAL DETAIL.
 - EXCEPT FOR THE REQUIRED ACCESS DRIVES, A LANDSCAPED TRANSITION AREA SHALL BE PROVIDED ALONG THE PERIMETER OF ALL CAR WASH OPERATIONS. SUCH AREA SHALL HAVE A MINIMUM WIDTH OF TEN FEET WHERE THE CAR WASH FRONTS A PUBLIC RIGHT-OF-WAY AND SIX FEET IN ALL SIDE AND REAR YARDS ABUTTING NONRESIDENTIALLY ZONED LAND. CAR WASH OPERATIONS LOCATED WITHIN 50 FEET OF ANY RESIDENTIALLY ZONED PROPERTY OTHER THAN A RESIDENTIAL ZONE LINE IN A PUBLIC RIGHT-OF-WAY SHALL PROVIDE A BUFFER THAT MEASURES NO LESS THAN 15 FEET FROM THAT PROPERTY LINE. LANDSCAPE TRANSITION AREAS ARE PROVIDED, REFER TO THE GENERAL NOTES FOR ADDITIONAL INFORMATION.
 - THE LANDSCAPE TRANSITION AREA SHALL BE PLANTED AND SCREENED IN ACCORDANCE WITH THE LANDSCAPE MANUAL REQUIREMENTS FOR AUTOMOTIVE USES. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL, OR THE APPROPRIATE MODIFICATION OF STANDARDS WILL BE REQUESTED.
 - TO INCREASE COMPATIBILITY WITH SURROUNDING BUILDINGS OR TO ENHANCE THE ATTRACTIVENESS OF THE SITE, THE ZONING COMMISSIONER MAY REQUIRE CHANGES IN BUILDING OR SITE PLAN DESIGN OR HOURS OF OPERATION FOR CAR WASHES FOR WHICH A SPECIAL EXCEPTION IS REQUIRED. REFER TO SECTION PLAN, SIGNAGE, AND BUILDING ELEVATIONS.

ZONING HISTORY

- CASE NO. R-1947-0888: PETITION THAT THE ZONING STATUS OF THE PROPERTY BE RECLASSIFIED FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE. GRANTED APRIL 22, 2017.
- CASE NO. R-1950-1603: PETITION THAT THE ZONING STATUS OF THE PROPERTY BE RECLASSIFIED FROM AN "A" RESIDENCE ZONE TO AN "F" LIGHT-INDUSTRIAL ZONE. GRANTED SEPTEMBER 8, 1950.
- CASE NO. 1951-1937-X: PETITION FOR A TEMPORARY USE PERMIT TO PERMIT THE USE OF THE PROPERTY DESCRIBED THEREIN FOR THE ERECTION OF ONE ADVERTISING STRUCTURE AND IT APPEARING THAT BY REASON OF LOCATION, BEING IN A COMMERCIAL ZONE, THE GRANTING OF WHICH WILL NOT BE DETRIMENTAL TO THE GENERAL WELFARE OF THE COMMUNITY. GRANTED MARCH 30, 1951.
- CASE NO. 1954-3281-X: PETITION FOR SPECIAL PERMIT TO USE THE LAND AND IMPROVEMENTS NOW OR TO BE ERECTED THEREON HERINAFTER DESCRIBED FOR ERECTION OF AN ADVERTISING SIGN AND DIRECTORY OF OCCUPANTS. GRANTED DECEMBER 8, 1954.
- CASE NO. 1955-3458-X: PETITION FOR SPECIAL PERMIT TO USE THE LAND AND IMPROVEMENTS NOW OR TO BE ERECTED THEREON HERINAFTER DESCRIBED FOR THE ERECTION OF TWO (2) 12' X 28' ILLUMINATED POSTER PANELS ON THE WEST SIDE OF YORK ROAD, APPROXIMATELY 850' NORTH OF TEXAS LANE OR CHURCH LANE. GRANTED APRIL 29, 1955.
- CASE NO. 1981-5265-A: PETITION FOR A VARIANCE TO SECTION 238.2 OF THE REGULATIONS - SIDE YARD - TO PERMIT A SIDE YARD OF 1' FOOT INSTEAD OF THE REQUIRED 30 FEET. GRANTED MAY 11TH, 1981.
- CASE NO. 1973-0009-X: PETITION REQUEST FOR A SPECIAL EXCEPTION FOR A USED MOTOR VEHICLE OUTDOOR SALES AREA ON PROPERTY LOCATED ON THE WEST SIDE OF YORK ROAD, 458 FEET NORTH OF TEXAS LANE. GRANTED SEPTEMBER 10TH, 1972.
- CASE NO. 1979-0006-X: PETITION REQUEST FOR A SPECIAL EXCEPTION FOR A GARAGE SERVICE IN A MANUFACTURING, LIGHT ZONE. LOCATED ON THE WEST SIDE OF YORK ROAD, 458 FEET NORTH OF TEXAS LANE.
- CASE NO. 1973-0010-A: PETITION REQUEST FOR VARIANCE TO PERMIT A ZERO FOOT SIDE YARD SETBACK INSTEAD OF THE REQUIRED 30 FEET AND TO PERMIT A ZERO FOOT FRONT YARD SETBACK INSTEAD OF THE REQUIRED 25 FEET, ON A PARCEL OF GROUND LOCATED ON THE WEST SIDE OF YORK ROAD, 827 FEET NORTH OF TEXAS LANE.
- CASE NO. 2012-0123-A: PETITION FOR VARIANCE TO SECTION 409.4 TO PERMIT 228 OFF STREET PARKING SPACES IN LIEU OF THE REQUIRED 290 PARKING SPACES. AND SECTION 409.10 B TO ALLOW DRIVE-THROUGH LANES TO CROSS PEDESTRIAN ACCESS FROM OFF-STREET PARKING SPACES TO THE BUILDING. GRANTED FEBRUARY 1, 2012.

COMMERCIAL PERMIT HISTORY

- CASE NO. 8971470: INSTALLATION OF NEW OVERHEAD SHADE CANOPIES OVER EXISTING DRIVE-THRU FOR EMPLOYEE AND VEHICLE SHADE.
- CASE NO. 8921639: INSTALLATION OF AWNINGS ON EXISTING RESTAURANT: (2) 2X5' AND (11) 2X8' FABRIC; (1) 5X11' AND (1) 3X10' METAL.
- CASE NO. 8970287: ERECTION OF (3) TEMPORARY 30X20' = 600 SF TENTS OVER DRIVE THRU AREA ONLY.
- CASE NO. 8911947: INTERIOR ALTERATIONS TO INCLUDE: DEMO AND CONSTRUCTION OF MULTIPLE STUDYDRYWALL PARTITIONS, REMOVE WALK IN COOLER, AND INSTALL WALK IN FREEZER, FINISHES AND FIXTURES PER PLANS (4220 SF).
- CASE NO. 8712922: CONSTRUCTION 1 STORY ADDITION ON REAR OF EXISTING RESTAURANT FOR USE AS STORAGE AND FREEZER 920X13.91 = 279 SF). REMOVE AND REPLACE CANOPY. INTERIOR ALTERATIONS TO INCLUDE: NEW PARTITIONS AND COUNTERS, FINISHES AND FIXTURES = 338 SF.
- CASE NO. 8787790: ERECT (2) MENU BOARD ORDER SIGNS AT DRIVE THRU 5.82X4.18 = 24.75 SF EACH.
- CASE NO. 8932240: CONSTRUCT NEW RESTAURANT. 67-3744'-107'X15'-4" = 3822 SF. (SEE B375994 RA)
- CASE NO. 8849894: CONSTRUCT ONE-STORY ADDITION ON REAR OF EXISTING RESTAURANT FOR DRY STORAGE (NO FOOD). 107'X17'-170 SF. INTERIOR ALTERATIONS TO INCLUDE: DEMO AND CONSTRUCT MULTIPLE STUDYDRYWALL PARTITIONS, CEILING TILE, REMODEL KITCHEN, FIXTURES AND FINISHES.
- CASE NO. 8908998: CHANGE OF OCCUPANCY FROM MERCANTILE (GRANITE SHOWCASING BUILDING IMPROVEMENT) TO RESTAURANT. INTERIOR ALTERATIONS TO INSTALL KITCHEN EQUIPMENT (578 SF).
- CASE NO. 8930300: INSTALLATION OF (1) NON-ILLUMINATED WALL SIGN 2.86X2.5' = 57.19 SF.
- CASE NO. 8745691: CHANGE OF OCCUPANCY FROM DRY CLEANERS TO YOGURT STORE WITH SEATING FOR 31. ALTERATIONS TO INCLUDE: INSTALLATION OF DRYWALL AND METAL STUD PARTITIONS, CEILING, DOORS, ADA RESTROOM, EXHAUST HOOD, KITCHEN EQUIPMENT, HVAC, AND FINISHES (1994 SF).
- CASE NO. 8989818: CHANGE OF OCCUPANCY FROM HAIR SALON TO OFFICE. INTERIOR ALTERATIONS TO INCLUDE: DEMO DRYWALL AND STUD. INSTALL DRYWALL TO CONVERT RESTROOM TO ADA ACCESSIBLE. REMOVE AND INSTALL CEILING TILE AND GRID. FIXTURES AND FINISHES (700 SF).
- CASE NO. 8787890: INSTALLATION OF (1) WALL SIGN 1.6X10.05' = 16.08 SF.
- CASE NO. 8904304: INSTALLATION OF (1) ILLUMINATED WALL SIGN 3'X9.27' = 27.81 SF.
- CASE NO. 8914610: 4'X2' = 18 SF LANDING, 1 STEP AT REAR OF BUILDING. INTERIOR ALTERATIONS TO INCLUDE: CONSTRUCT METAL STUDYDRYWALL PARTITIONS, ADA RESTROOM, HVAC, FIXTURES AND FINISHES (8102 SF).
- CASE NO. 8977906: IN-PLACE ABANDONMENT OF ONE (1) 2,000 GALLON UNDERGROUND STORAGE TANK. ESTIMATED TO BE LOCATED 3 FEET BELOW GROUND SURFACE IN PARKING LOT TO BE FILLED WITH CONCRETE SLURRY.
- CASE NO. 8722070: INTERIOR ALTERATIONS TO EXISTING RESTAURANT TO ADD FRYER AND ADD TO EXISTING EXHAUST HOOD (20 SF).
- CASE NO. 8909107: INTERIOR ALTERATIONS TO INCLUDE: DEMO AND CONSTRUCT METAL STUD AND DRYWALL PARTITIONS, CEILING AND TILE, HVAC, DOORS, COUNTERS, FIXTURES AND FINISHES (987 SF).
- CASE NO. 8432716: CONSTRUCT 4 EXTERIOR OPEN STAIRCASES. 6'X5' = 25 SF EACH.

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM. HORIZONTAL NAD 83(1991) VERTICAL NAVD 83

THESE PLANS ARE FOR SPECIAL EXCEPTION AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------|---------|----------|------------|
| | | | | |

811
Know what's below.
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It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS PREPARED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MD212100
DRAWN BY: L.W.
CHECKED BY: B.R.
DATE: 3/15/2023
CAD I.D.: SPEC

SITE PLAN EXHIBIT

FOR
THE AUTO SPA EXPRESS

LOCATION OF SITE
10116 YORK ROAD - MD RTE. 45
COCKEYSVILLE, MD 21030
BALTIMORE COUNTY
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
TM 51 GRID 11 PARCEL 201

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
BRANDON R. ROWE, LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40888, EXPIRATION DATE: 7/30/23

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE

SHEET NUMBER:
1 OF 3

ORG. DATE - 3/15/2023

Auto Spa Express Cockeysville, Maryland North Elevation

Total North Elevation Signage = 59.26 Sq. Ft.

PS PASADENA SIGNS

client: Auto Spa Express, designer: Chris, scale: mss, sales exec: Jerry Sterling, date: 21 October 2022, revision: rev, file: North Elevation.pdf, prod. time: wks

watchfire AUTHORIZED DEALER

6300 Arundel Cove Ave. Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

Auto Spa Express Cockeysville, Maryland South Elevation

Total South Elevation Signage = 28 Sq. Ft.

PS PASADENA SIGNS

client: Auto Spa Express Cockeysville, Md, designer: Chris, scale: mss, sales exec: Jerry Sterling, date: 21 October 2022, revision: rev, file: South Elevation.pdf, prod. time: wks

watchfire AUTHORIZED DEALER

6300 Arundel Cove Ave. Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

Double Sided Internally Illuminated LED Pylon Sign

11'-8" x 74.86 Sq. Ft.

6'-5" x 25'-0"

Auto Spa Express
10100 York Rd.
Cockeysville, Md 21030
Baltimore County

PS PASADENA SIGNS

client: Auto Spa Express Cockeysville, Md, designer: Chris, scale: mss, sales exec: Jerry Sterling, date: 21 October 2022, revision: rev, file: Double Sided Pylon.pdf, prod. time: wks

watchfire AUTHORIZED DEALER

6300 Arundel Cove Ave. Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

SIGNAGE CHART

NOTICE SIGN (BCZR 450.4 ATTACHMENT 1, 10)

| ID | SIGNAGE | SIGN PANEL WIDTH (FT.) | SIGN PANEL HEIGHT (FT.) | SIGN PANEL AREA (S.F.) | SIGN HEIGHT (FT.) | ALLOWABLE SIGNAGE HEIGHT PER CODE (S.F.) | ALLOWABLE SIGNAGE AREA PER CODE (S.F.) |
|----|---------|------------------------|-------------------------|------------------------|-------------------|--|--|
| 13 | | 2.33 | 3.43 | 8.00 | 3.43 | N/A | 8 SF |

SIGNAGE CHART

ENTERPRISE - FREESTANDING (BCZR 450.4 ATTACHMENT 1, 5(B))

| ID | SIGNAGE | SIGN PANEL WIDTH (FT.) | SIGN PANEL HEIGHT (FT.) | SIGN PANEL AREA (S.F.) | SIGN HEIGHT (FT.) | ALLOWABLE SIGNAGE HEIGHT PER CODE (S.F.) | ALLOWABLE SIGNAGE AREA PER CODE (S.F.) |
|-----------------------------------|---------|------------------------|-------------------------|------------------------|-------------------|--|--|
| 11 | | 11.67 | 6.42 | 74.86 | 25.00 | | |
| 12 | | 2.33 | 3.43 | 8.00 | 3.43 | | |
| 13 | | 2.33 | 3.43 | 8.00 | 3.43 | | |
| 14A | | 2.33 | 3.43 | 8.00 | 3.43 | 25.00 | 75.00 |
| 14B | | 3.29 | 8.00 | 26.32 | 8.00 | | |
| 20 | | 3.29 | 8.00 | 26.32 | 8.00 | | |
| 21 | | 2.33 | 3.43 | 8.00 | 3.43 | | |
| TOTAL AREA (ALL ENTERPRISE SIGNS) | | | | | | 159.50' | TOTAL AREA ALLOWED: 75.00 |

*REQUESTING VARIANCE

Auto Spa Express Cockeysville, Maryland East Elevation

Total East Elevation Signage = 93.33 Sq. Ft.

PS PASADENA SIGNS

client: Auto Spa Express Cockeysville, Md, designer: Chris, scale: mss, sales exec: Jerry Sterling, date: 21 October 2022, revision: rev, file: East Elevation.pdf, prod. time: wks

watchfire AUTHORIZED DEALER

6300 Arundel Cove Ave. Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

Auto Spa Express Cockeysville, Maryland West Elevation

Total West Elevation Signage = 138.33 Sq. Ft.

PS PASADENA SIGNS

client: Auto Spa Express Cockeysville, Md, designer: Chris, scale: mss, sales exec: Jerry Sterling, date: 21 October 2022, revision: rev, file: West Elevation.pdf, prod. time: wks

watchfire AUTHORIZED DEALER

6300 Arundel Cove Ave. Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

SIGNAGE CHART

DIRECTIONAL (B.C.Z.R. 450.4 ATTACHMENT 1, 3(A))

| ID | PROPOSED SIGNAGE | WIDTH (FT.) | HEIGHT (FT.) | AREA (S.F.) | ALLOWABLE SIGNAGE AREA PER CODE (S.F.) |
|----|------------------|-------------|--------------|-------------|--|
| 10 | | 2.33 | 3.43 | 8.00 | 8.00 |
| 11 | | 2.33 | 3.43 | 8.00 | 8.00 |
| 12 | | 2.00 | 3.25 | 6.50 | 8.00 |
| 13 | | 0.46 | 0.96 | 0.44 | 8.00 |
| 14 | | 0.54 | 1.04 | 0.56 | 8.00 |
| 15 | | 4.83 | 0.75 | 3.62 | 8.00 |
| 22 | | 8.17 | 0.75 | 6.12 | 8.00 |

SIGNAGE CHART

ENTERPRISE - WALL-MOUNTED (B.C.Z.R.-C.Z.R. 450.4 ATTACHMENT 1, 5(A))

| ID | PROPOSED SIGNAGE | WIDTH (FT.) | HEIGHT (FT.) | AREA (S.F.) | STORE FRONT WIDTH (L.F.) | ALLOWABLE SIGNAGE AREA PER CODE (S.F.) | |
|-------|------------------|-------------|--------------|-------------|--------------------------|--|--------|
| 1 | | 7.00 | 4.00 | 28.00 | 51.00 | 102.00 | |
| 2 | | 15.42 | 1.00 | 15.42 | 35.91 | 71.82 | |
| 3 | | 10.50 | 6.00 | 63.00 | | | |
| 4 | | 15.17 | 2.00 | 30.33 | 136.33 | 272.66 | |
| TOTAL | | | | | | 93.33 | 272.66 |
| 5 | | 8.00 | 5.00 | 45.00 | | | |
| 6 | | 15.17 | 2.00 | 30.33 | 141.58 | 283.16 | |
| 7 | | 10.50 | 6.00 | 63.00 | | | |
| TOTAL | | | | | | 138.33 | 283.16 |
| 8 | | 7.00 | 4.00 | 28.00 | 51.00 | 102.00 | |

- 10 Enter Sign - 2.33' X 3.43' = 8 SF
- 11 Hours of Operation - 2.33' X 3.43' = 8 SF
- 12 Memberships - 2.33' X 3.43' = 8 SF
- 13 Wash Once A Day - 2.33' X 3.43' = 8 SF



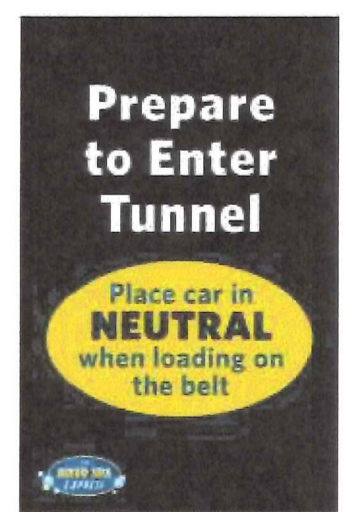
- 14 Backlit Menu Sign - 3.29' x 8' = 26.32 SF



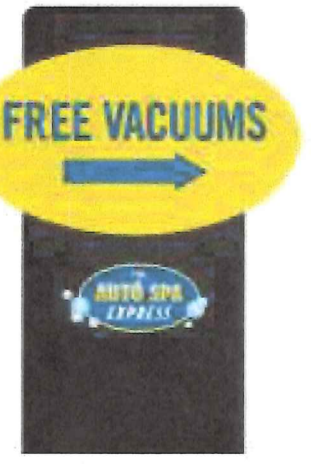
- 15 Responsibility - 2.33' X 3.43' = 8 SF



- 16 Prepare to Enter Tunnel - 2.33' X 3.43' = 8 SF



- 17 Free Vacuums - 2' x 3.25' = 6.5 SF



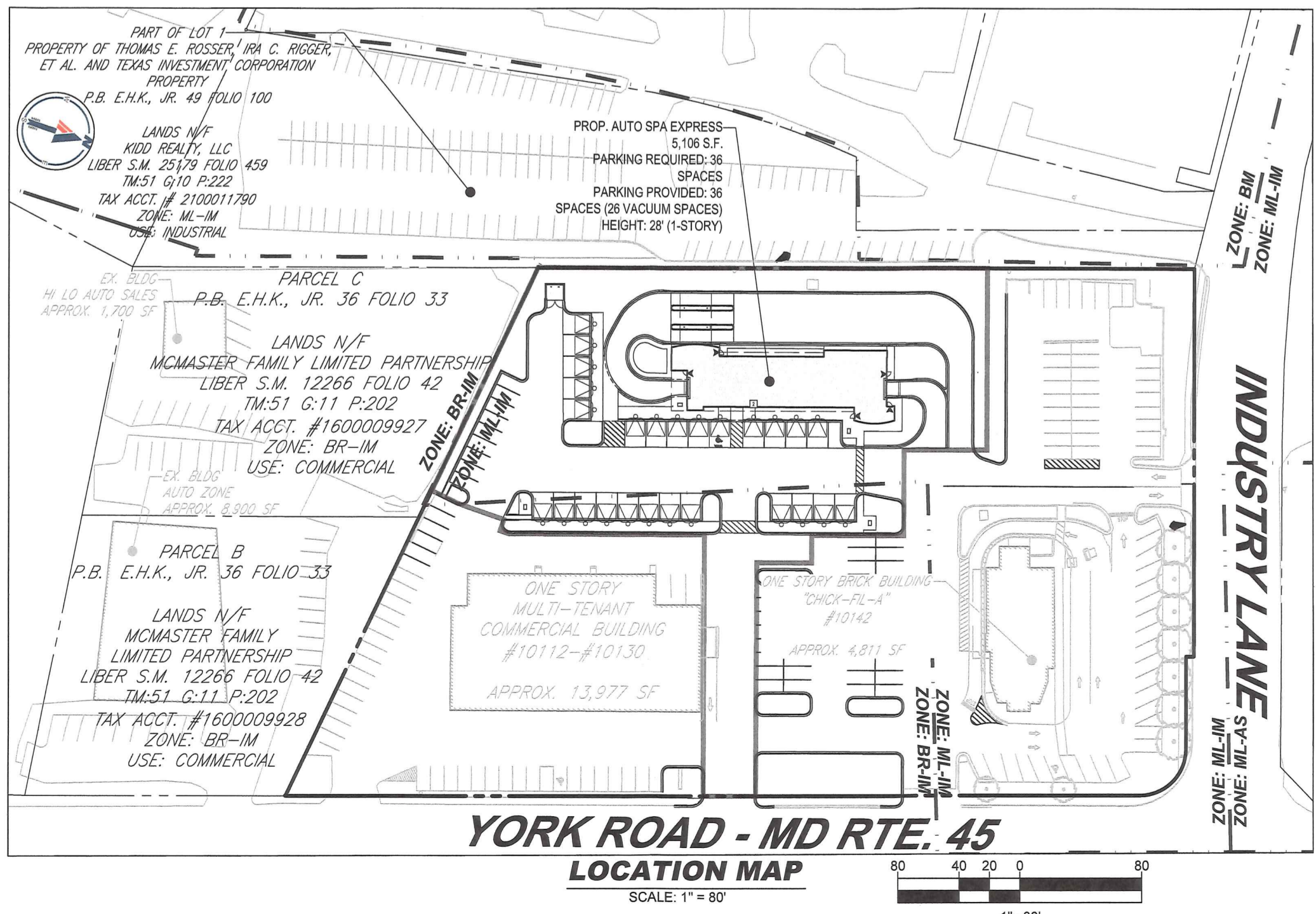
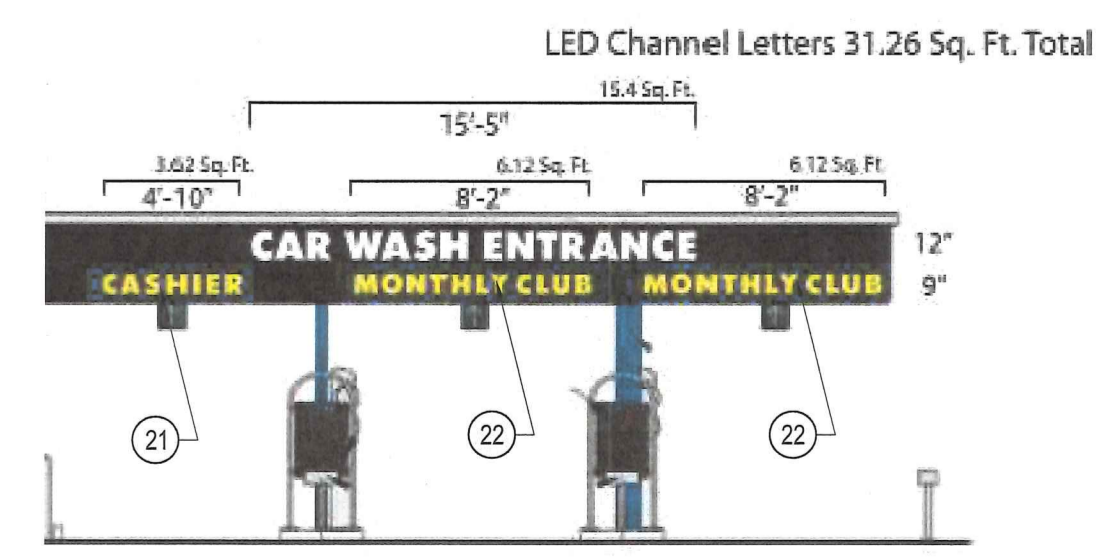
- 18 Vacuum Stations - 0.46' x 0.96' = 0.44 SF



- 19 Clean/Used Towels - 0.54' x 1.04' = 0.56 SF



- 20 Benefits - 2.33' X 3.43' = 8 SF



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
SIGNAGE DESIGN
TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------|---------|----------|------------|
| | | | | |

811

Know what's below. Call before you dig.
ALWAYS CALL 811
It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MD212100
DRAWN BY: LWJ
CHECKED BY: BRP
DATE: 3/15/2023
CAD I.D.: SPEC

SITE PLAN EXHIBIT

FOR

THE AUTO SPA EXPRESS

LOCATION OF SITE
10116 YORK ROAD - MD RTE. 45
COCKEYSVILLE, MD 21030
BALTIMORE COUNTY
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
TM 51 GRID 11 PARCEL 201

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE

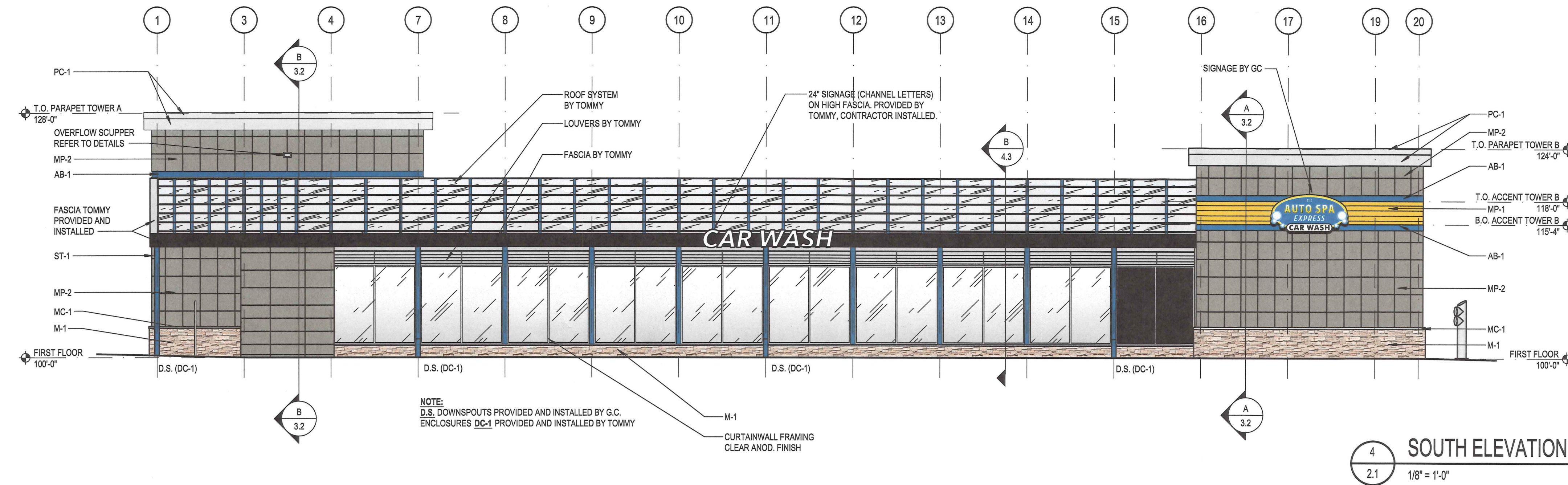
PROFESSIONAL ENGINEER
AND LICENSED SURVEYOR
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4806, EXPIRATION DATE: 7/3/2023

SHEET TITLE:
PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE

SHEET NUMBER:
2 OF 3

EXTERIOR MATERIALS LEGEND

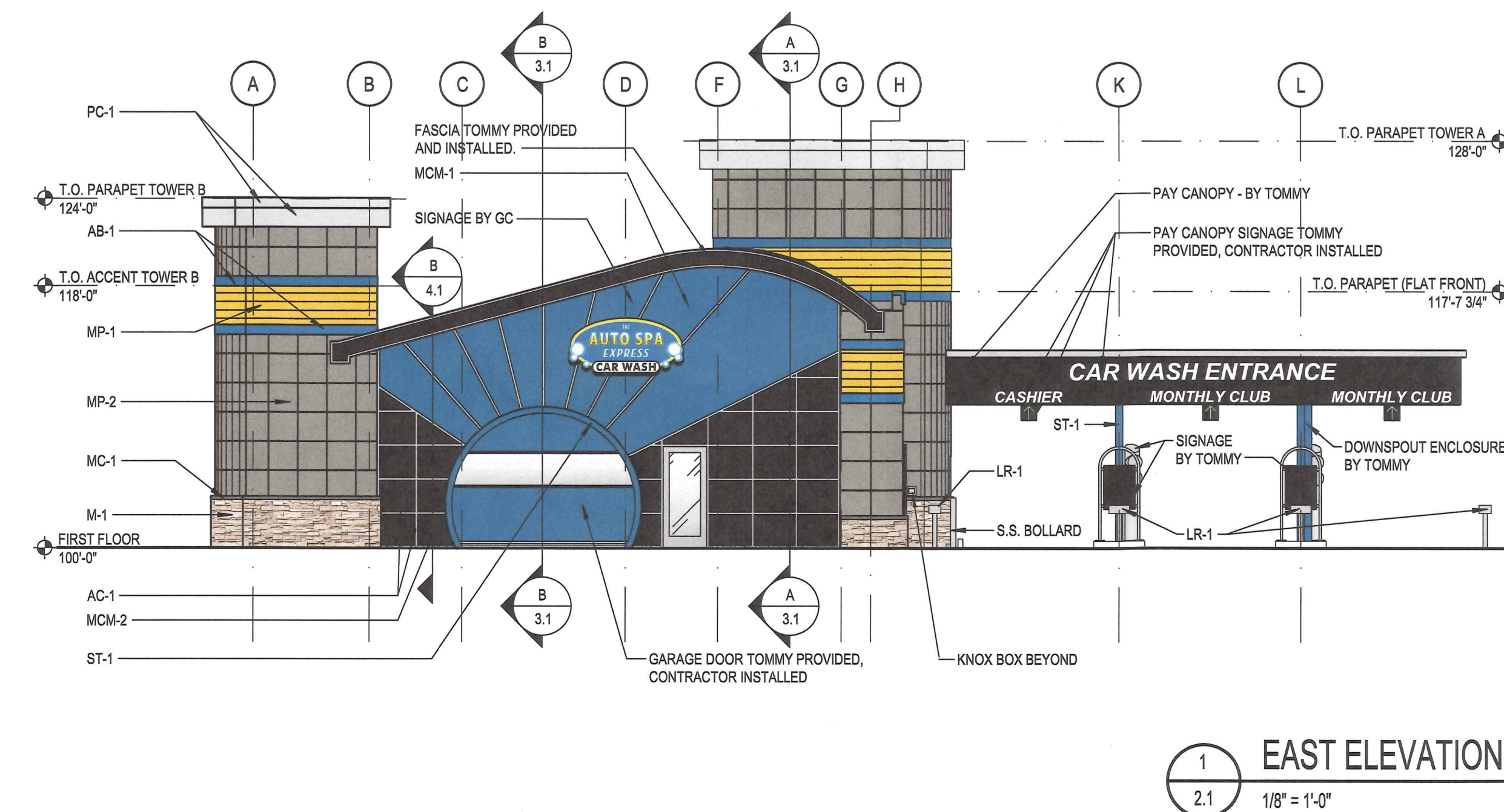
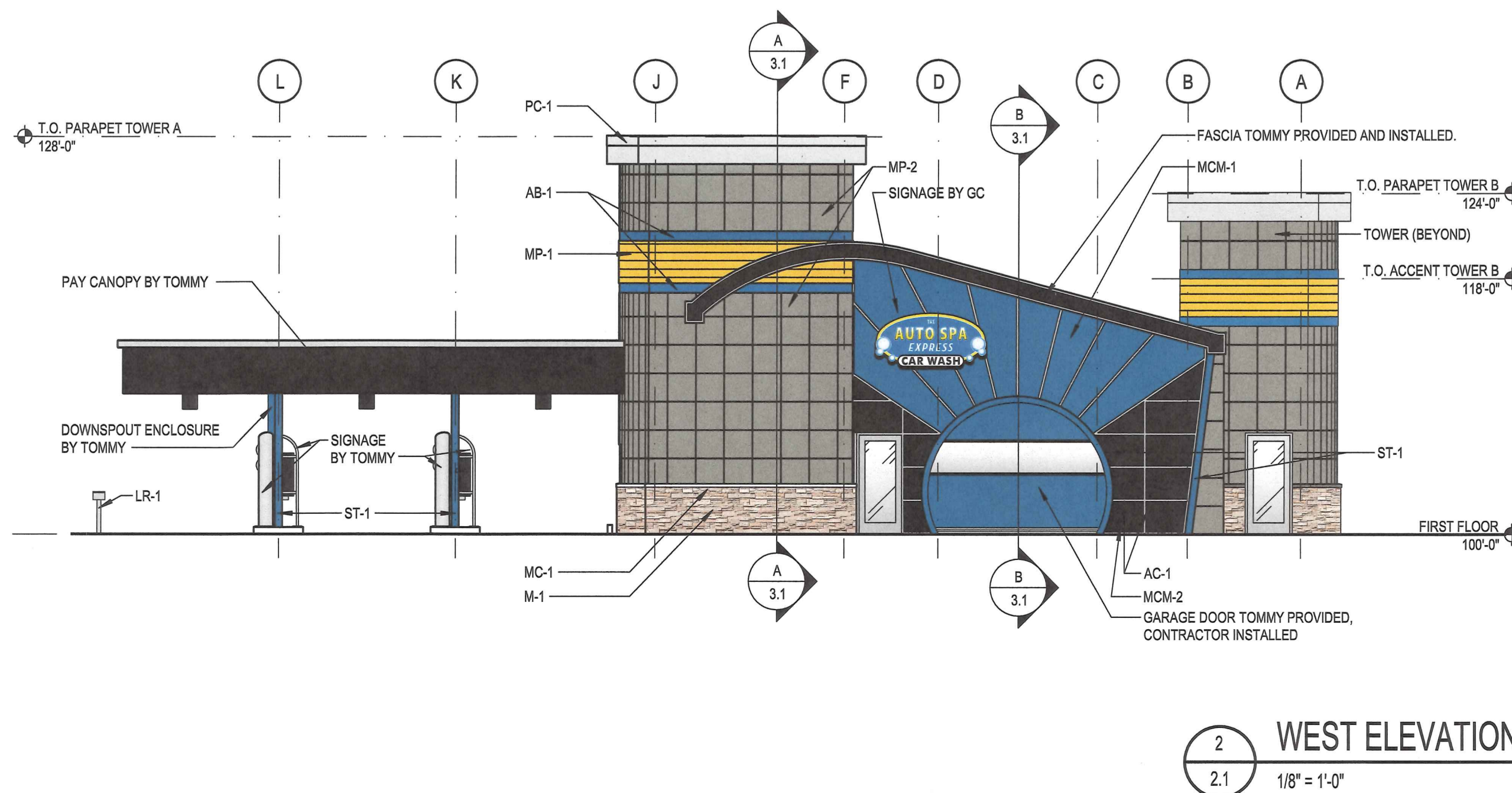
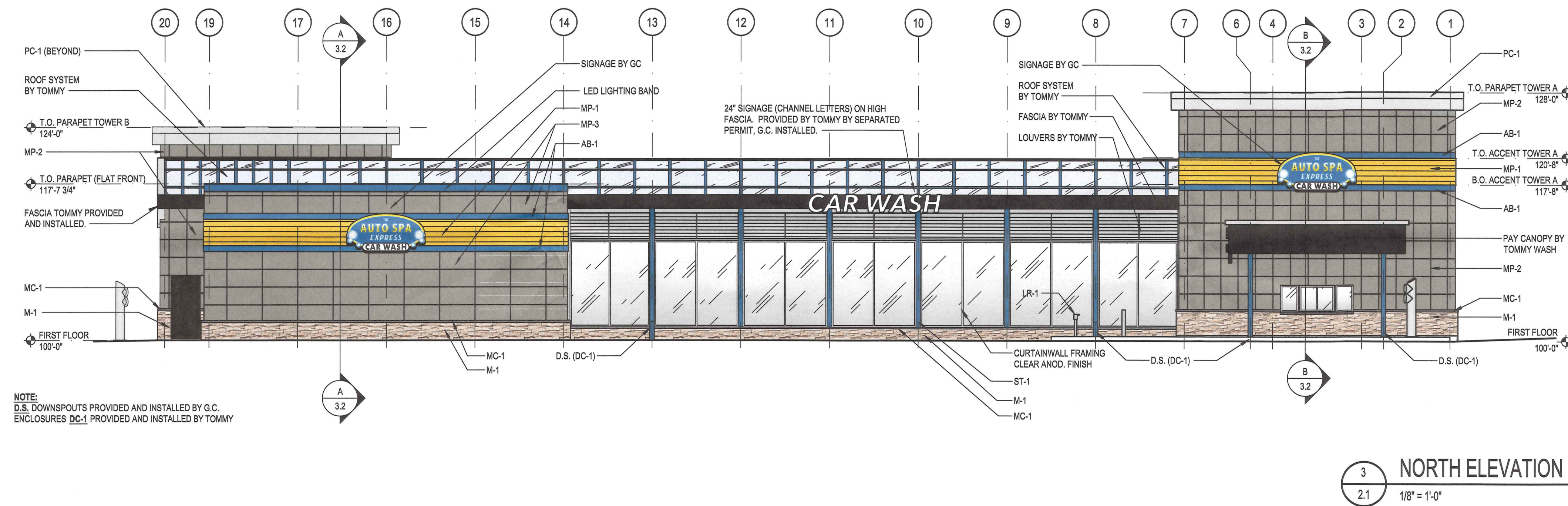
| | |
|--|-----------------------------|
| | PREFINISHED METAL PANELS |
| | PREFINISHED METAL COPING |
| | ALUM. FLAT STOCK (RAL 5010) |
| | CORRUGATED METAL PANEL |
| | MCM PANEL (BLACK) |
| | GLAZING |
| | STONE VENEER |



EXTERIOR MATERIALS SPECS

| TAG | MATERIAL | MFR. | DESCRIPTION | COLOR |
|-------|--------------------------------|------------|---------------------------------|------------------------|
| ST-1 | STRUCTURAL STEEL | R.B.I. | | RAL 5010 |
| MP-1 | PROFILLED ALUMINUM METAL PANEL | ATAS | ATAS 7.2 BWR360 BELVEDERE | RAL 1018 |
| MP-2 | PREFINISHED METAL PANEL | DRI-DESIGN | 30"x30" PANEL SIZE | CADET GREY |
| AB-1 | PREFIN. ALUM. ACCENT BANDING | ATAS | ATAS FLAT SHEET | RAL 5010 |
| PC-1 | PREFIN. ALUM. PARAPET CORNICE | REYNOLUX | | BRIGHT SILVER METALLIC |
| M-1 | STONE VENEER | BORAL | PRO-FIT LEDGESTONE | SOUTHWEST BLEND |
| MC-1 | PRECAST STONE SILL | ELDORADO | CHISELED EDGE WALL CAP | SMOKE |
| MP-3 | PREFINISHED METAL PANEL | NICHIHA | 18"x72" PANEL SIZE | GRAY |
| MCM-1 | PREFIN. ALUM. COMPOSITE PANELS | LAMINATORS | LAMINATORS OMEGA SERIES | RAL 5010 |
| MCM-2 | PREFIN. ALUM. COMPOSITE PANELS | CITADEL | GLAZE GUARD (SERIES F) | EBONY |
| AC-1 | PREFIN. ALUM. CLOSURE CAPS | TUBELITE | TUBELITE 200 SERIES CURTAINWALL | CLEAR ANODIZED |
| SF01 | INSULATED GLASS | | 1" INSULATED GLASS LOW-E | CLEAR |
| SF02 | | | | |
| SF03 | | | | |
| SF04 | METAL PANEL INFILL | | 1" MCM PANEL INFILL | BLACK |
| DC-1 | PREFINISHED ALUMINUM | | DOWNSPOUT COVER | RAL 5010 |
| LR-1 | LICENSE PLATE READER | TOMMY | BOLLARD | STAINLESS STEEL |

NOTE: GENERAL CONTRACTOR TO SUPPLY ALL MATERIALS/EQUIPMENT EXCEPT ST-1, DC-1 & LR-1 TO BE SUPPLIED BY TOMMY.



PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, & THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #12116, EXPIRATION DATE 4-29-23.

A+A Project #220570
New Car Wash Facility
AUTO SPA EXPRESS #36
10100 York Road
Cockeysville, Maryland 21030

| DATE | REVISION |
|------|----------|
| | |
| | |
| | |

TOMMY'S NUMBER: PXXXX
DATE: 10-21-22
DRAWN BY: CA
DRAWING TITLE:
EXTERIOR ELEVATIONS